



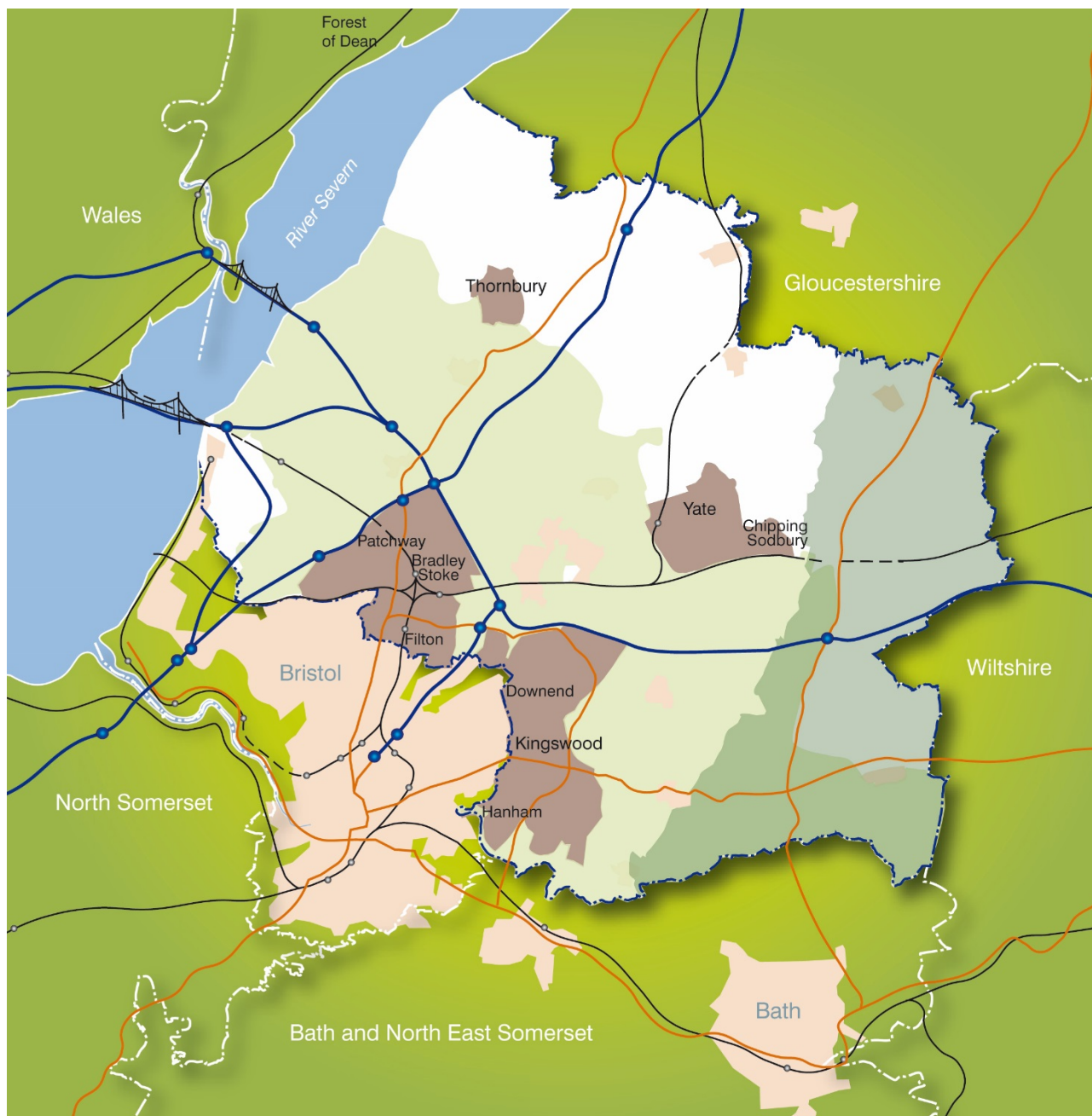
AUTHORITY'S MONITORING REPORT 2016





Covering the period 1 April 2015 - 31 March 2016

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The South Gloucestershire Local Authority area



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

1. Introduction

1.1 The Authority's Monitoring Report (AMR), previously referred to as the Annual Monitoring Report is published each December. The AMR aims to show how the Council's planning policies have been implemented for the previous financial year (1 April – 31 March) and how the Council's planning documents are progressing.

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

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

1.4 This is the twelfth AMR prepared by South Gloucestershire Council; it covers the period 1 April 2015 to 31 March 2016 and builds on data presented in previous AMRs.

Development Plan Provision

1.5 The Council adopted the Core Strategy on 11th December 2013. The Core Strategy presents 24 generic and 12 place based policies to address key local issues and guide development in the period to 2027.

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

1.8 On the 14th of November The Council submitted the Submission of its Policies, Sites and Places Plan (PSP) for Independent Inspection. Once adopted the PSP will complete the up to date development plan for South Gloucestershire and replace the remaining 'saved' policies of both the South Gloucestershire Local Plan 2006 (SGLP) and the South Gloucestershire Minerals and Waste Local Plan. This document will contain detailed planning policies to manage new development, and will contain a roll forward of strategic housing allocations but will not contain allocations for new housing development, this will now be addressed through the new Local Plan. The PSP considers new indicators which will monitor its new suite of policies, these indicators will become effective once the PSP has been adopted and reported on in future AMRs.

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

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

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

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

Structure of the AMR

1. **Introduction** - sets out background and explanation of the refreshed AMR
2. **The South Gloucestershire Context** - sets the scene by presenting key contextual information to provide the wider social, economic and environmental background to the district.
3. **Plans and Policies** – sets out the planning policy context in South Gloucestershire and includes information relating to the council's Local Plan delivery programme (previously the Local Development Scheme) including progress against key milestones.
4. **Development in South Gloucestershire** – monitors the policies in the adopted South Gloucestershire Local Plan through a range of indicators. The refreshed AMR document focuses around the three important roles for the planning system in achieving sustainable development set out in the National Planning Policy Framework (para 7):
 - an economic role – contributing to building a strong, responsive and competitive economy;
 - a social role – supporting strong, vibrant and healthy communities; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment.
5. **Monitoring the Joint Waste Core Strategy (JWCS)** – monitors the policies in the Joint Waste Core Strategy through the suite of indicators set out in the document.
6. **Planning strategically across boundaries** - sets out details relating to the Duty to Co-operate.

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

Types of indicator monitored in this report

1.10 As set out at paragraphs 1.2, local planning authorities can now choose which targets and indicators they include in their monitoring report. The indicators in this report have been reviewed, alongside the Government's new 'Single Data List', to ensure that they are the most effective measures of which to assess the Core Strategy Policies.

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

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

Sustainability Appraisal and Significant Effect Indicators

1.13 European regulations on Strategic Environmental Assessment (SEA), as incorporated into government guidance on the Sustainability Appraisal of Local Development Documents, state that Local Authorities must predict, assess and monitor any significant environmental effects arising from their emerging Development Plans. 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.

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

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

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

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

Reporting on the Local Development Scheme

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

Annual Monitoring Report linkages

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

1.20 Work has also been carried out jointly with neighbouring unitary to develop a consistent approach to monitoring.

Impact of the economic circumstances

1.21 South Gloucestershire is committed to sustainable economic growth and delivery. The Indicators monitored over time provide a basis to assess the impact that the current

economic circumstances are having on South Gloucestershire. Future AMRs will continue to monitor this impact and how effectively South Gloucestershire is responding.

Planning Strategically Across Boundaries

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

1.23 The West of England LEP prepares a Duty to Co-operate schedule which will be updated on an ongoing basis. The schedule is a tool to ensure that strategic planning issues affecting more than one area are identified and the processes for taking these issues forward are defined and any outcomes delivered. This will provide a framework to ensure effective co-operation throughout the plan making process. The schedule will ensure that strategic issues are concisely and consistently recorded, and will be regularly monitored and updated.

1.24 Further details about how South Gloucestershire Council is working with the other West of England authorities and other agencies regarding the Duty to Co-operate are set out in Chapter 6.

2. The South Gloucestershire Context

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

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

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

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

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

Demographic structure

Population...

The population of South Gloucestershire is estimated to be 274,700 (ONS 2015 mid-year population estimates).

Age structure...

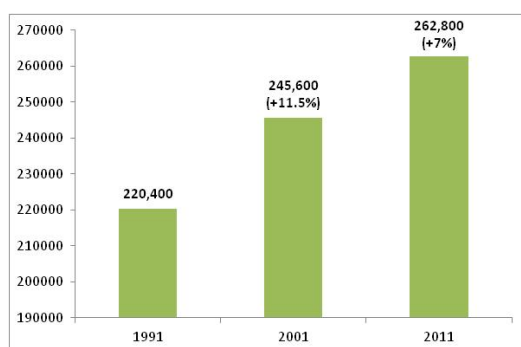
The broad age structure of the population is very similar to the national average, however in comparison to the national average, South Gloucestershire has:

- A lower proportion of the population in the 20-39 age group (1.6% below the national average)
- A higher proportion of the population in both the 40-54 and 70-84 age groups (1.2% and 0.7% above the national average respectively).

Further details can be found here [SGC Statistics](#)

Population change...

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

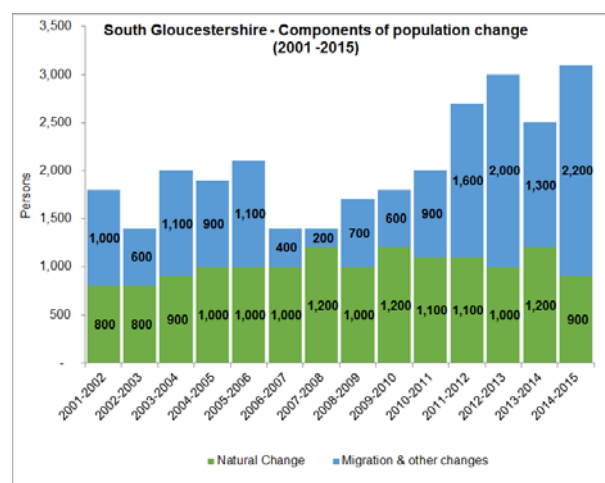


Further details can be found here [SGC Statistics](#)

Components of population change...

³ 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

Over the shorter term, ONS estimates the population increased by 3,100 (1.1%) between 2014 and 2015. This change can be attributed to both natural change (i.e. births minus deaths) of 900 people and 'net migration and other changes' of 2,200 people. Net international migration accounted for +1,000 residents, whilst 'net internal migration' accounted for 1,000 (meaning that 1,000 more people moved into South Gloucestershire than moved out of the district to other areas in England). See graph below;



Further details can be found here [SGC Statistics](#)

Ethnic composition...

According to the 2011 Census; 13,193 (5.0%), of South Gloucestershire's population are of Black and minority ethnic origin (BME)³. The estimates suggest that the number of BME residents has increased significantly from the proportion reported in the 2001 Census (2.4%); however these estimates suggest that the South Gloucestershire rate remains significantly lower than England and Wales average (14%).

Further details can be found here [SGC Statistics](#)

Population projections...

The most recent official population projections (the 2014 ONS Sub-National

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

Population Projections) suggest that the population of South Gloucestershire will rise to 330,800 in 2039 which represents a 21.8% increase on the baseline 2014 mid-year population estimate (271,600).

Further details can be found here [SGC Statistics](#)

Household composition...

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

- 58.4% (62,847) were 'couple' households, higher than both the national (51.2%) and regional (54.1%) averages.
- 6.4% (6,975) were 'lone parent' households with dependent children, lower than the national (7.1%) average, but higher than the regional (5.9%) average.
- 'Barriers to housing and services domain' - 17 LSOAs within the most deprived 20% of areas nationally
- 'Education, skills and training deprivation' - where 15 LSOAs are within the most deprived 20% of areas nationally

Society and Communities

Deprivation...

The English Indices of Deprivation 2015 is the Government's latest official measure of deprivation at small area level (LSOA)*. According to this study:

- South Gloucestershire is the 54th least deprived Local Authority in England (ranked 273rd out of 326 authorities). The authority is in the 5th national deprivation quintile, which means it is one of the 20% least deprived districts in England.
- Compared to other areas in England, there is little deprivation in the District (only one LSOA falls within the 20% most deprived areas in England), however there are sub-ward pockets of relative deprivation which tend to be areas with high concentrations of social housing.
- South Gloucestershire's most deprived areas are generally located within the urban wards of Staple Hill, Kings Chase, Patchway, Parkwall and Woodstock.

The ID 2015 comprises seven different domains which represent different elements of deprivation. South Gloucestershire has the highest concentration of deprived LSOAs in the following domains:

In South Gloucestershire as a whole, 23,027 residents are 'income deprived', and 11,416 residents are 'employment deprived'.

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

Recorded Crime...

South Gloucestershire is a safe place to live and recorded crime rates are lower than the regional and national averages. In 2015/16 the total rate of recorded crime in South Gloucestershire was 50.9 crimes per 1,000 residents. This is an increase of 1,361 offences compared to 2014/15 but our crime rate is still lower than the rate for Avon and Somerset, the South West region and England and Wales.

Further details can be found here [SGC Statistics](#)

Resident satisfaction...

According to the council's 2015/16 Viewpoint Survey, 82% of respondents to the survey said they were satisfied with their local area as a place to live, including 37% who were very satisfied.

Satisfaction with the local area has fluctuated annually over the last four years but satisfaction has remained at over 80% for every year.

Further details can be found here [SGC Statistics](#)

Indicators of health...

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

Further details can be found here [SGC Statistics](#)

Life Expectancy...

Overall, life expectancy has increased in South Gloucestershire over the last 12 years. Based on the most up to date data, life expectancy at birth has increased by 3.2 years for men, reaching

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.

81.5 years, and 2.6 years for women rising to 84.8 years. Life expectancy in South Gloucestershire remains significantly higher than the national average.

Source: Public Health England 2016

Rate of mortality considered preventable...

The rate of mortality considered preventable is an important indicator of the overall health of the population. Between 2012 and 2014, this mortality rate in South Gloucestershire was approximately 140 per 100,000 of the population. The rate of preventable death in South Gloucestershire has declined in line with national trends and has consistently been significantly lower than both the South West and the national average.

Source: Public Health England 2016

*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

Labour Market Characteristics

Unemployment rate ...

From April 2015-March 2016, the official unemployment rate in South Gloucestershire was 3.3% of the economically active population, which is a reduction on the figure of 4.5% for the same reporting period last year. This is considerably lower than the corresponding rates for both England (5.1%) and the South West (4.0%).

Source: Annual Population Survey (Office of National Statistics – via NOMIS)

Unemployment - claimant count measure

The monthly Jobseeker's claimant count is not the official unemployment rate but is the most detailed and regularly updated source of unemployment data at a local level. The claimant count provides the most detailed and regularly updated source of unemployment data at local level and enables sub-district analysis. In October 2016, 1,084 (0.6%) of the resident working age population in South Gloucestershire were claiming JSA. This is a 27% reduction on the figure for the same reporting period last year (1,489 / 0.9%). South Gloucestershire's claimant count and rate remains lower than the national and sub-regional rates (1.2% and 0.8% respectively).

Further details can be found here [SGC Statistics](#)

Employment rate...

In the year from April 2015 to March 2016 the Annual Population Survey stated 81% of South Gloucestershire's working age population (those aged 16-64) were in employment. The employment rate locally is considerably higher than the national and regional averages.

The employment rate in South Gloucestershire compares favourably to the 151 other unitary and county authorities in England (being ranked fourth after Shropshire, West Berkshire and Bracknell Forest).

Source: Annual Population Survey (Office for National Statistics - via NOMIS)

Employment structure...

In 2015 69.9% (95,000) of employed residents work full-time while 30.1% (41,000) work part-time.

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

Source: Business register and employment survey (Office for National Statistics - via NOMIS)

Earnings...

In 2015 the average annual earnings for a full-time worker living in South Gloucestershire was £29,074*, representing a 1.6% increase on the 2014 figure (£28,613*).

* Median gross annual pay (residents) for a full time worker.

Source: Annual Survey of Hours and Earnings (Office of National Statistics)
Further details can be found here [SGC Statistics](#)

Qualifications and Education

Qualifications of working age residents...

In 2015, over a third (37.7%) of people aged 16 - 64 living in South Gloucestershire were educated to NVQ Level 4 or above*. This is in line with the national (36.8%) and regional (37.3%) averages.

Only 6.0% of South Gloucestershire's population aged 16 to 64 have no qualifications, which is considerably lower than the national figure (8.4%).

Further details can be found here [SGC Statistics](#)

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

Source: Annual Population Survey (Office of National Statistics – via NOMIS)

Pupil attainment (GCSE results)...

In 2015, 52.9% of pupils in South Gloucestershire achieved five or more A*-C grades or equivalent at GCSE including English and Mathematics at Key Stage 4 (secondary). The national figure (for state-funded schools only) was 57.3%.

Source: South Gloucestershire Council, Children, Adults and Health

Further details can be found here [SGC Statistics](#)

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

In 2015, the proportion of 16 to 18 year olds not in education, employment or training in South Gloucestershire was 3.3% which is lower than the national average (4.2%).

Source: South Gloucestershire Council, Children, Adults and Health

Further details can be found here [SGC Statistics](#)

Housing and the built environment

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

Housing tenure...

According to the 2011 Census:

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

Further details can be found here [SGC Statistics](#)

Average house price...

In 2015, the average price paid for a residential property in South Gloucestershire was £228,000*, increasing from £205,250 in 2014.

*Median house price for all properties sold in 2002-2015 (ONS, House Price Statistics for small areas)

Quality and assets of the built environment...

South Gloucestershire has a good quality historic built environment. Policies in the Core Strategy are aimed at protecting

these assets for the future. Within the District there are:

- 2074 Listed building entries of which 2% are Grade I, 6% are Grade II*, and 92% are Grade II.
- Over 1,470 locally listed buildings
- 38 Scheduled monuments
- 30 Conservation Areas
- 8 registered parks and gardens
- 1 battlefield

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

Transport & Accessibility

Rate of traffic growth...

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

In 2014/15 it took 2.50 minutes to travel a mile on South Gloucestershire's "A" roads during the morning peak, marginally down on the previous year. This is supported by a marginal decrease in general traffic levels within South Gloucestershire from 2014 to 2015.

Car ownership...

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

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

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

Further details can be found here [SGC Statistics](#)

Accessibility of key services...

According to the Indices of Deprivation 2015, South Gloucestershire is particularly

deprived in terms of 'barriers to housing and services' domain'. The highest rates of deprivation in this domain are generally found in rural areas due to the road distances to services and higher than average house prices. This is largely due to the semi-rural nature of much of the authority area. 17 LSOA's within the district fall within the 20% most deprived areas in England.

Further details can be found here [SGC Statistics](#)

Key Environmental Assets

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

Greenbelt...

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

Local Nature Reserves (LNR)...

- 9 LNRs making up a total of 109ha.

AONB...

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

SSSIs...

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

RIGS...

- 54 Regionally Important Geological Sites

SNCIs...

- 269 Sites of Nature Conservation Importance.

3. Plans and Policies

Planning Policy Context - Local

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

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

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

Local Plan Delivery Programme (LPDP)

3.2 The Local Plan Delivery Programme, formerly known as the Local Development Scheme, is a rolling three year programme for the preparation of Local Plan* documents and Supplementary Planning Documents. The current Local Plan Delivery Programme refreshed and published in June 2016 covers the period October 2015 – December 2017.

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

Commentary on Progress on the preparation of Development Plan Documents and Supplementary Planning Documents as at December 2016

An updated Proposed Submission of the **Policies, Sites and Places Plan** (PSP Plan) was published for formal public consultation (in line with Regulations 19 and 20) from 21st July – 8th September 2016 with the omission of additional housing allocations which will now be addressed through the new Local Plan. The Proposed Submission of the PSP was submitted to an Independent Inspector for Examination on 14th of November 2016.

A condition of the Core Strategy Inspector's Report 2013 was for the Council's Core Strategy to be found sound the council should undertake to bring forward a review of its Core Strategy to be completed by 2018. This will come forward in the format of a new Local Plan. Public Consultation on the "Pre-Commencement Document" for the **South Gloucestershire new Local Plan (SGLP)** will take place during Winter 2016/2017. When adopted the SGLP will update and replace the Council's adopted Core Strategy and the PSP DPD into a single Local Plan.

Work on the **Joint Spatial Plan (JSP)** has progressed on programme with our West of England partners to bring forward the 'Emerging Preferred Spatial Strategy,' which commenced public consultation on the 7th of November 2016, running for 6 week period until the 19th December.

The refreshed **Local Plan Delivery Programme** (formerly known as the Local Development Scheme) was approved on 29th June 2016.

The final **East of Harry Stoke New Neighbourhood Development Framework SPD** was adopted on 4th May 2016.

Initial auditing work on the **Local List SPD** is ongoing and will feed into the review of remaining HER entries that is scheduled for completion in 2017.

4.1 Economy

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

Core Strategy Objectives

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

Relevant Core Strategy Policies

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

**Unless otherwise stated all figures relate to the period
1 April 2015 – 31 March 2016**

Employment land available – by type (hectares)

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	30.77	25.00	0.05	238.91	58.60	79.05	432.38
2009/2010	24.38	25.00	0.05	0.37	31.81	340.86	422.47
2010/2011	24.89	25.00	0.05	1.10	27.93	226.60	305.57
2011/2012	23.88	20.79	0.26	17.81	31.06	303.38	397.18
2012/2013	9.50	20.79	0.26	22.50	40.00	282.04	375.09
2013/2014	2.01	16.87	0.42	18.10	131.91	191.22	360.53
2014/2015	0.49	16.87	0.45	18.70	120.17	203.73	360.41
2015/2016	5.93	16.87	0.45	-9.01	120.78	189.71	324.73

Table 1.1

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

Commentary

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

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

In the 2015/2016 monitoring year there was a total of 324.73 ha of available employment land in South Gloucestershire. Over the past year there has been an increase of land available for B1a employment use, no change in B1b and B1c, and a decrease in available B2 land. Figures also show a small increase in the amount of land available for B8 uses and a decrease in mixed employment uses.

The increase in land available for B1a development over the last year have been as a result of specific proposals coming forward on previously mixed employment land the most notable of which being at Emersons Green. The decrease in available B2 land is as a result of the housing sites south of Douglas Road, Kingswood and Golden Valley Mill, Bitton being accounted for in the analysis for the first time compared to previous years. The decrease in available employment land for Mixed uses being as a result of the cumulative effect of Mixed employment completions across the district in the past 12 months together with the more specific uses such as those referred to above at Emersons Green. It is considered that sufficient employment land remains available in South Gloucestershire and meet the needs of businesses.

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

Year		B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	Net (sq.m)	15,788	0	0	16,216	-25,233	1,251	8,022
2009/2010	Net (sq.m)	2,921	0	0	-93,329	46,190	10,100	-34,118
2010/2011	Net (sq.m)	8,491	0	-1,422	1,043	-1,508	0	6,604
2011/2012	Net (sq.m)	-2,217	9,152	-550	-256	-12,680	11,922	11,537
2012/2013	Net (sq.m)	-3,126	0	26	-1,318	4,269	48,794	48,645
2013/2014	Net (sq.m)	-2,715	9,972	224	4,315	-25,465	20,991	7,322
2014/2015	Net (sq.m)	0	0	0	1,408	20,271	-3,392	18,827
2015/2016	Net (sq.m)	-5,698	0	0	13,226	-10,737	12,720	9,511

Table 1.2

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

Total amount of floorspace for 'town centre uses'

Commentary

Table 1.2 shows that in the 2015/2016 year, there was a net gain of 9,511 square metres of employment floorspace.

There has been a sizable loss of B1a office space in the 12 months to April 2016 principally as a result of two schemes. The first at Highwood Pavilions Cribbs Causeway with the C of U of an office building to a health care facility (D1), and the second with the demolition of the former Alexandra Workwear office in Thornbury to allow for residential development and the erection of a nursing home. Within categories B1b and B1c, there has also been no gains or losses. Within category B2 there has only been one new large scale completion, the rail maintenance depot at Filton (11,216 sq. m).

In the last 12 months however, despite minor gains of B8 floor space across the district four large losses of space have taken place. These have included: Unit K Aldermoor Way, Longwell Green (B8 to D2 1,229 sq. m); Unit 15 Concorde Road, Patchway (B8 to mixed B1a/B1b/B2/B8 1,650 sq. m); Unit 1 Cribbs Causeway Centre (B8 to motor dealership 4,121 sq. m); and Unit 5 Patchway Trading Estate (B8 to D2 5,599 sq. m).

Within the Mixed category the 12 months to April 2016 has seen a continuing change of use of units from specific B Uses to more a flexible mix of B Uses across many of the employment sites. Which cumulatively has resulted in a sizeable gain in floor space.

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

2014/2015	Town Centre Area	743	0	0	0	0	0	0	743
	SG Total	263	0	0	24,700	4,518	1,163	1,475	32,119
2015/2016	Town Centre Area	306	0	0	0	7,797	0	0	8,103
	SG Total	1,994	-133	-5,698	6,956	26,800*	1,326	0	31,245

Table 1.3

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

Commentary

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

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

Table 1.3 shows that there has been a gain of A1 floors pace in across South Gloucestershire including a small gain within the town centres. This gain can be mostly attributed to the completion of a mezzanine floor in one of the retail units at the Cribbs Causeway Retail Park.

2015/2016 saw the first loss, although small of A2 floor space ever recorded. This was as a result of the C of U of a unit at the Aztec Centre to A1/D1 use.

Losses of B1a uses is also shown in Table 1.2 above, see supporting commentary for explanation of the loss. The gains in D2 uses are similarly explained above.

As well as these changes, 2015/2016 saw the completion of: the Riverside development, Yate; the new Travel Lodge hotel, Filton; and the Redwood Farm pub/restaurant, Cribbs Causeway.

***Please note due to the diverse nature of the "Other Mixed" category some 15,600 sq. m of floor space attributed to the completion of an energy recovery centre at Severnside is also included in this figure and is not shown in Table 1.2.**

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

Year	Previous Use	Area (ha)
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
2010/2011	B1a - Office	0.01
	B1/B2/B8 - Mixed	0.38
	B8 - Storage and Distribution	0.18
		0.57
2011/2012	B1a - Office	0.63
	B2 - General Industrial	1.58
	B8 - Storage and Distribution	2.77
		4.98
2012/2013	B2 - General Industrial	0.07
	B8 - Storage and Distribution	0.14
		0.21
2013/2014	B1a - Office	0.96
	B1 - Mixed	0.23
		1.19
2014/2015	B8 – Storage and Distribution	0.36
	Mixed B	1.67
		2.03
2015/2016	B1a - Office	2.01
	B8 – Storage and Distribution	2.21
		4.22

Table 1.4

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

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2015/2016, 4.22ha of employment land within safeguarded employment areas (previously under SGLP policy E4 and now under CS policy CS12) was lost to non-B land uses.

Although as in previous years some of this employment land has been lost from traditional B-use employment to uses still providing employment opportunities such as leisure uses, it is worth noting that 1.29ha of the losses have been to residential on sites within Thornbury, but were as a result of the “prior notification permitted development” route.

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

Amount of employment land lost to residential development within safeguarded areas

Year	Amount of employment land lost
2010/2011	No loss
2011/2012	1.56 ha
2012/2013	No loss
2013/2014	No loss
2014/2015	No loss
2015/2016	1.29 ha

Table 1.5

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

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2015/2016, 1.29ha of employment land within safeguarded employment areas (previously under SGLP policy E4 and now under CS policy CS12) was lost to residential development in this monitoring year. This land was within Thornbury on three sites that came forward as a result of "prior notification permitted development".

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

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

Previous use class	2011/2012		2012/2013		2013/2014		2014/2015		2015/2016	
	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	8	0.07	6	0.49	11	0.44	8	0.08	28	0.89
B1	8	0.24	-	-	-	-	1	0.05	-	-
B1c	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	15	0.20	6	0.08	11	0.64
B8	-	-	-	-	-	-	2	0.09	13	0.39
Total	16	0.31	6	0.49	26	0.64	17	0.29	52	1.92

Table 1.6

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

Commentary

Table 1.6 shows that the amount of employment land lost to residential development outside of safeguarded employment areas in 2015/2016 was higher than the previous four years.

This indicator should be read in conjunction with the Indicator the "Amount of employment land lost to residential development within safeguarded areas". Table 1.5 shows that between 2010 and 2016 there was 2.85 Ha of land lost within areas safeguarded for employment to residential use. In comparison, 9.01 Ha of traditional "B-use" employment land has been lost to residential development outside of safeguarded employment areas.

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

safeguards more employment land – where this will help retain land in employment use to support mixed and balanced communities.

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

Year	A1 + A2
2004/2005	6,802
2005/2006	13,070
2006/2007	2,304
2007/2008	8,488
2008/2009	-45
2009/2010	2,475
2010/2011	-4,082
2011/2012	13,173
2012/2013	-3,820
2013/2014	9,527
2014/2015	263
2015/2016	1,861

Table 1.7

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

Commentary

Table 1.7 shows that, in the 2015/2016 monitoring year there has been a gain of retail floorspace across the district. This was mostly as a result of the completion of a mezzanine floor within one of the units at the Cribbs Causeway Retail Park. The past 12 months has also seen the completion of the new Riverside Development at Yate Shopping Centre (due to the mix of uses i.e. retail units and cinema on this site the figure shown in Table 1.7 does not account for this development).

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

	Total primary frontage (metres)	Amount in A1 use (metres)	% of primary frontage in A1 use
2008/2009	4,379	3,299	75.3%
2009/2010	4,379	3,304	75.4%
2010/2011	4,329	3,264	75.4%
2011/2012	4,444	3,370	75.8%
2012/2013	4,466	3,331	74.6%
2013/2014	4,466	3,301	73.9%
2014/2015	4,466	3,291	73.7%
2015/2016	4,466	3,228	72.3%

Table 1.8

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

Commentary

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

Over the period 2011/2012 the percentage of primary frontage in A1 use remained at over 75%, indicating that policy RT9 of the South Gloucestershire Local Plan was performing well. It is too soon to tell if the drop over the past 4 years is an anomaly or if it is symptomatic of wider issues

relating to the changing face of town centres across the UK. However, the percentage of primary frontage still remains over 72%.

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

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

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
Chipping Sodbury	8.8	1.8	5.6	1.9	1.9	3.7	3.7
Downend	3.7	3.7	3.8	6.5	3.3	6.7	3.4
Emersons Green	0	0	0	0	0	0	0
Filton	5.3	0	5.0	9.5	12.5	16.7	20.0
Hanham	10.5	15.4	10.8	10.8	12.8	18.4	11.8
Kingswood	15.7	19.1	12.1	17.0	16.3	13.1	14.3
Staple Hill	13.9	7.3	4.7	2.4	4.8	4.9	4.8
Thornbury	9.9	9.9	8.2	9.6	8.2	11.0	6.9
Yate (exc. Station Road)	11.2	15.9	19.3	20.2	16.5	15.2	12.2
Bradley Stoke	-	-	0	5.6	0	0	0
Total	11	10.7	9.3	10.2	9.4	10.1	8.6

Table 1.9

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

Commentary

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

In August 2016, 8.6% of all A1 units in town centres across the District were vacant. This represents a decrease of 1.5% in the A1 vacancy rate recorded in August 2015 (10.1%) and the lowest vacancy rate in the last seven years. In August 2016:

- Filton had the highest A1 vacancy rate (20.0%) which equates to 4 vacant A1 units
- Both Emersons Green and Bradley Stoke had no vacant A1 units (0%)

Between August 2015 and August 2016 the most significant decrease in A1 vacancy rate was observed in Hanham, where the rate fell from 18.4% to 11.8%. There has also been an increase in the percentage of A1 units occupied/trading in all the other town centres except for Kingswood in the 2015/2016 monitoring year.

Excluding Emersons Green and Bradley Stoke, only in Chipping Sodbury has the percentage of vacant A1 units remained the same.

In terms of actual A1 Units – Hanham and Thornbury recorded the greatest decrease in vacancy (where an additional three units became occupied for A1 use in each of the centres). In contrast between August 2015 and August 2016 there has been an increase in the vacancy in A1 units in Filton (one unit), and Kingswood (one unit) town centres.

It should be noted that this indicator is purely a measure of 'quantity' it does not measure 'quality'. The quality of individual retail premises is a subjective matter over which the planning system has little influence. In addition, this indicator relates solely to A1 units. Any units not in A1

use are excluded from this indicator – the total vacancy rate (all uses) is covered in the indicator below.

Number of vacant units (all uses) ***

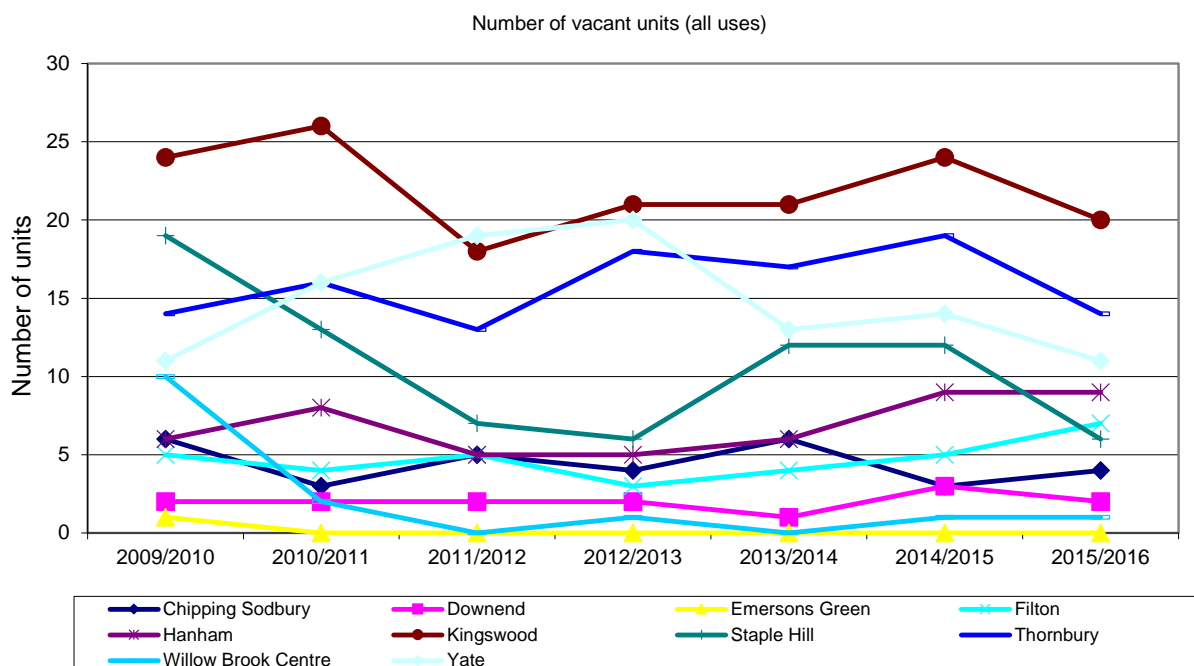


Figure 1.1

	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
Chipping Sodbury	3	5	4	6	3	4
Downend	2	2	2	1	3	2
Emersons Green	0	0	0	0	0	0
Filton	4	5	3	4	5	7
Hanham	8	5	5	6	9	9
Kingswood	26	18	21	21	24	20
Staple Hill	13	7	6	12	12	6
Thornbury	16	13	18	17	19	14
Willow Brook Centre	2	0	1	0	1	1
Yate	16	19	20	13	14	11
Total	90	74	80	80	90	74

Table 1.10

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

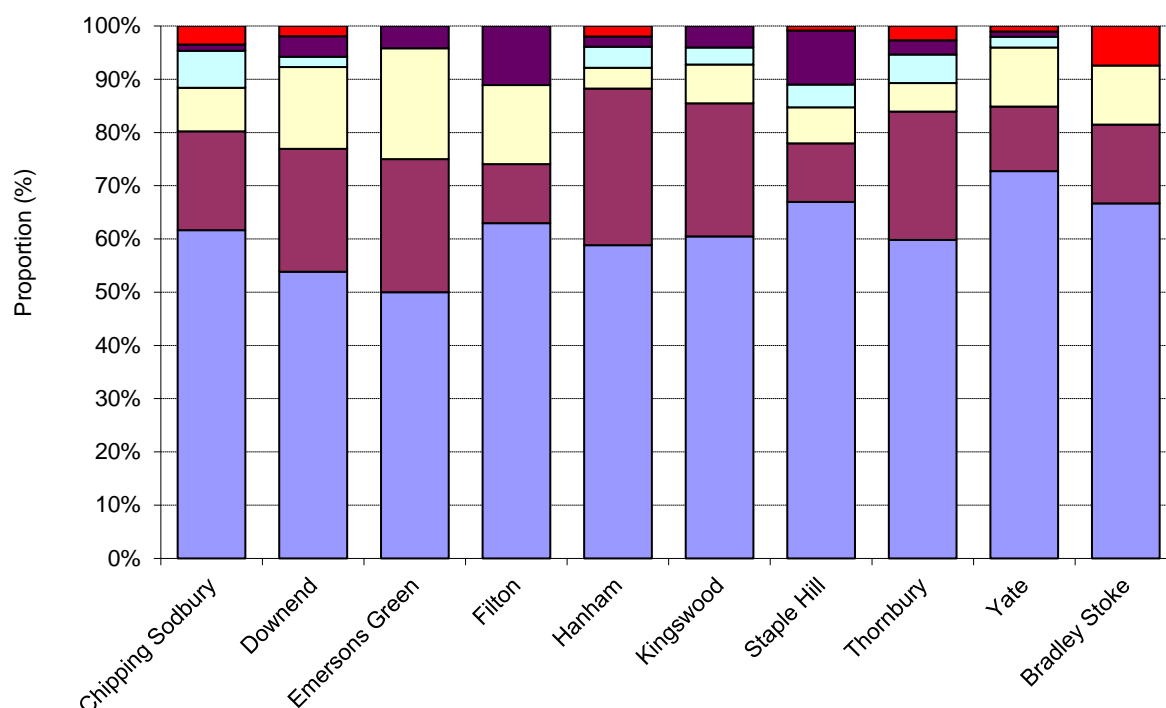
Commentary

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

- Chipping Sodbury historically has high rates of occupancy across the town centre.
- Downend has had only one or two vacant units in five of the past six years and currently only has two vacant units.
- Emersons Green has no vacant units in this monitoring year and although there have been none or low rates of vacancy for the last six years, it is the smallest town centre in South Gloucestershire (in terms of number of units).
- Filton has a slightly higher vacancy rate compared to the previous years.
- Hanham has a vacancy rate this year remains the same as last year.

- The number of vacant units in Kingswood remains high.
- The number of vacant units in Staple Hill has decreased by 50% in the past year compared to the two previous years.
- The rate of vacancy in Thornbury although lower than previous years remains high.
- This year there is only one vacant unit at the Willow brook Centre.
- The number of vacant units in Yate is the lowest of all the past six years.

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



■ A.1 - Shops	■ A.2 - Financial and Professional Services	■ A.3 - Restaurants and Café
■ A.4 - Drinking Establishments	■ A.5 - Hot Food Takeaway	■ Mixed

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

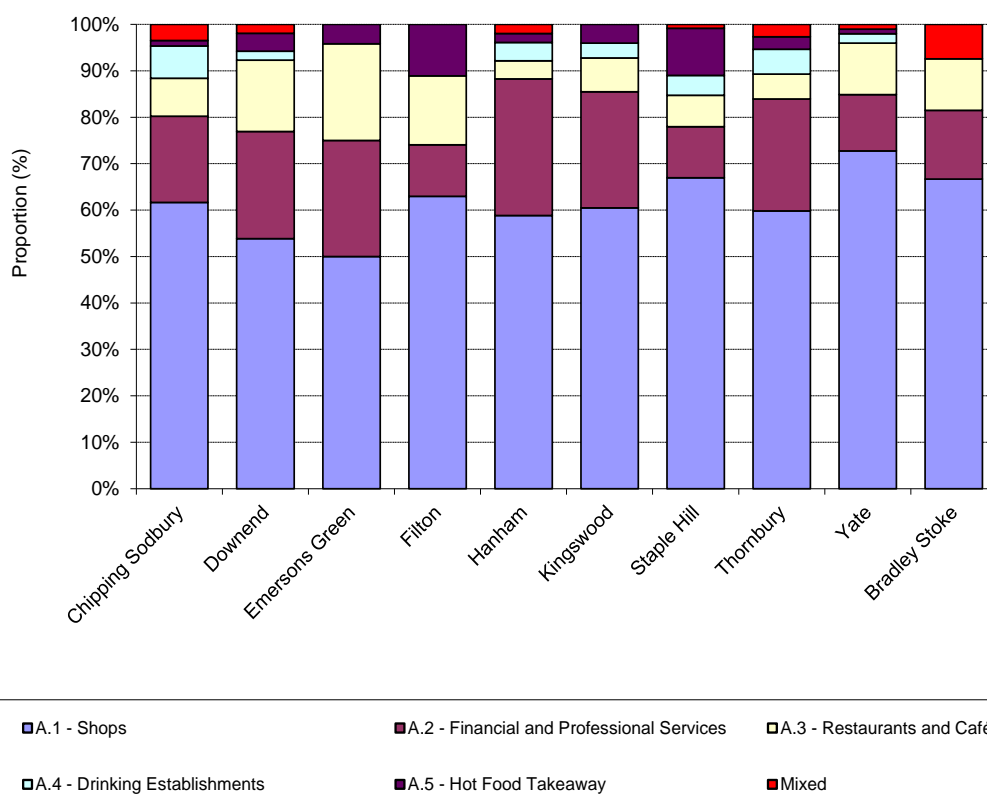


Figure 1.2 Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

Commentary

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

Figure 1.2 shows that:

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

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

Potential number of jobs arising from implemented planning permissions

	Retail (A -A5)	Offices (B1a)	Industry and warehousing (B1b, B1c, B2, B8, Mixed B, SG Industrial)	Other (C1, C2, D1, D2, SG, Mixed)	Total
2006/2007	100	300	-300	0	100
2007/2008	400	800	300	0	1,500
2008/2009	200	1,300	0	100	1,600
2009/2010	100	1,300	1,400	400	3,200
2010/2011	0	600	200	0	800
2011/2012	200	-200	500	400	900
2012/2013	150	0	200	50	400
2013/2014	241	209	153	486	1,089
2014/2015	131	0	543	684	1,358
2015/2016	78	-324	562	513	829
Total	1,600	3,985	3,558	2,633	11,776

Table 1.12

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

Commentary

Since 2006 it is estimated that almost 11,780 additional jobs *may* have been created in the district through completed developments which required planning permission; 829 of these jobs *may* have been created in the last monitoring year **.

NOTES:

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

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

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

4.2 Social

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

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

Core Strategy Objectives

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

Relevant Core Strategy Policies

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

**Unless otherwise stated all figures relate to the period
1 April 2015 – 31 March 2016**

Plan period and housing targets

Commentary

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

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

Core Strategy (Policy CS15) identifies that a supply of deliverable and developable land will be identified to secure the delivery of a minimum of 28,355 new homes in the period between 2006 and 2027. Some 9,236 of these new homes were built between April 2006 and March 2016, leaving a minimum of 19,119 new homes to be delivered in the 11 years to 2027.

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

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

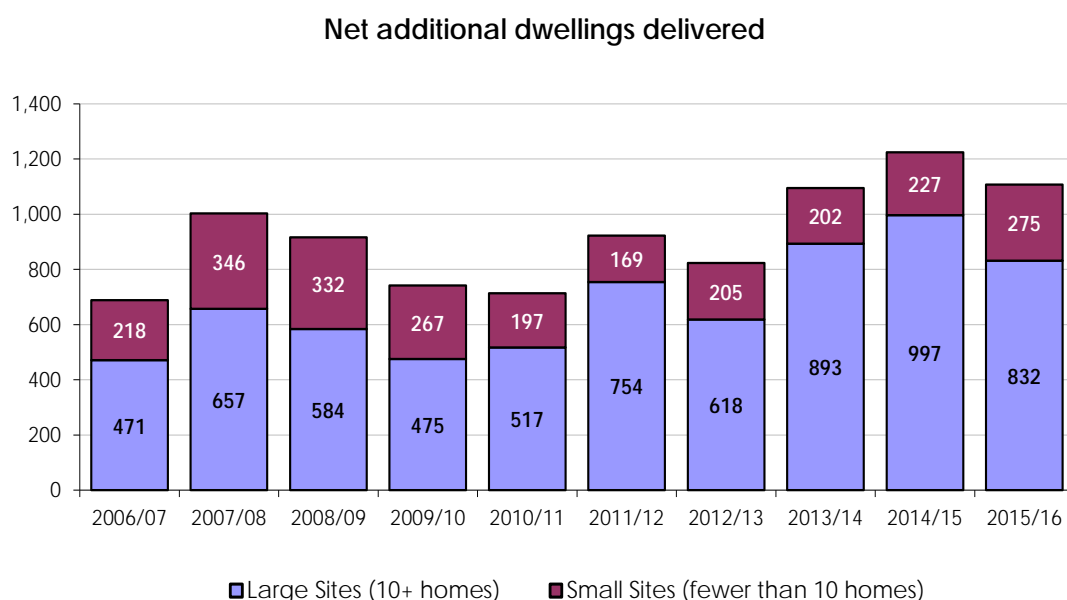


Figure 2.1

Analysis by policy area – completions 2015 to 2016

	South Glos Total	East Fringe of Bristol	North Fringe of Bristol	Yate/Chipping Sodbury	Thornbury	Rural Areas	Severnside
New build completions	1,020	371	288	222	69	68	2
Demolitions	11	6	0	0	0	5	0
Change of use (net gain)	70	17	0	5	7	41	1
Conversions (net gain)	21	12	7	3	0	-1	0
Other gains	7	0	3	0	0	4	0
Net additional dwellings	1,107 (100%)	394 (36%)	298 (27%)	230 (21%)	76 (7%)	107 (10%)	2 (0%)

Table 2.1

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

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

Date	Number of Dwellings Lost Through Demolition	Number of Dwellings Lost Through Conversion	Total New Dwellings Completed (Gross Completions)	Total Gain/Loss (Net Completions)
2006/2007	16	68	773	689
2007/2008	16	89	1,108	1,003
2008/2009	22	46	984	916
2009/2010	15	23	780	742
2010/2011	12	36	762	714
2011/2012	13	21	957	923
2012/2013	32	30	885	823
2013/2014	14	14	1,123	1,095
2014/2015	70	31	1,325	1,224
2015/2016	11	32	1,150	1,107

Table 2.2

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

Commentary

As illustrated by Fig 2.1, in the year to April 2016, 1,107 dwellings (net) were completed in South Gloucestershire.

Table 2.1 shows that the vast majority (92%) of new developments were 'new build' developments.

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

In the last year, 90% of completions were within the established urban areas of the East (36%) and North (27%) fringes of Bristol and the towns of Yate/Chipping Sodbury (21%) and Thornbury (7%), thereby demonstrating housing delivery in accordance and consistent with the Council's adopted Core Strategy.

Net additional dwellings in future years; and Managed Housing Delivery

Assessment of Five Year Supply against Adopted South Gloucestershire Core Strategy CS15		
A	Core Strategy minimum housing requirement 2006-2027	28,355
B	Completions 2006 to 2013	5,810
C	Remaining housing requirement 2013 to 2027 (A minus B)	22,545
D	Annualised housing requirement for the remaining years of the Core Strategy at the time of adoption (C/14 years)	1,610
E	Five Year Requirement 2016 to 2021 (D x 5)	8,050
F	Completions 2013 to 2016	3,426
G	Under delivery since the adoption of the Core Strategy (D x 3 - F)	1,404
H	Under delivery annualised over the remaining plan period (G/11 years)	128
I	Annualised under delivery since the adoption of the Core Strategy over the next five years (H x 5)	640
J	Five Year Requirement 2016 to 2021 plus under delivery (E plus I)	8,690
K	Five Year Requirement including 20% "Buffer" (J x 20%)	10,428
L	Annualised provision required (K/5 years)	2,086
M	Total identified deliverable supply 2016 to 2021	9,468
	Five Year supply surplus or deficit (M minus K)	-960
	Percentage of the Five Year supply (M/K x100)	91%
	Five Year supply (M/L)	4.54

Table 2.3

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

Commentary

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

Table 2.3 sets out the land supply calculations based on Policy CS15 of the Core Strategy. The council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information. This includes: recent (September 2016) survey data on build progress of large housing sites; feedback / contact between the Council's Major Sites Team and landowners / developers on the likely timescales for the development of their sites; and independent market assessment of the completion assumptions.

Housing supply has been assessed based on the following:

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

The monitoring of the future housing supply is detailed in the "Housing Trajectory" (Appendix A of the AMR). The assessment reveals that the compounding effect of the development industry's under delivery against previous forecasts and the annual Core Strategy requirement, has created a situation whereby the annual requirement is in excess of any previous years' completion rate since 1989.

The council's assessment, supported by independent appraisal is that the ability of the development sector to construct and complete sufficient new homes to address this shortfall within the next 5 years (referred to as the Sedgefield approach) in addition to the ambitious annual housing targets set out in the adopted Core Strategy is not feasible or practical. The council recognises the desire, set out in the National Planning Practice Guidance, to address under delivery as soon as possible. However, the particular circumstances that exist in South Gloucestershire mean that it would be wholly inappropriate to calculate the housing supply requirement in this way as this would inflate the annual requirement to in excess of 2,100 units and result in a housing target that cannot be achieved. In short the council does not consider that it is possible to deliver this amount of housing over this period. Indeed, the development industry has never delivered in any single year more than 2,055 units since 1989 when records began (South Gloucestershire Council: Residential Land Survey, April 2016). Therefore, as in last year's AMR, the housing trajectory is set on the basis of addressing under delivery over the remaining plan period to 2027 (referred to as the 'Liverpool approach') as this provides a more realistic target.

Compared to the land supply situation shown in the 2015 AMR it can be seen that the Council has made a significant step forward to address the land supply deficit. In 2015 there was a deficit of 1,451 homes equating to a supply of 4.28 years. The deficit this year is almost 500 homes fewer, and in excess of 4.5 years supply, a 33% improvement over last year. With the Council's continued approach and the other identified sites coming on stream in the next few years this improvement is expected to be sustained.

New and converted dwellings on previously developed land

Year	Number of dwellings on Previously Developed Land (gross)	Percentage of dwellings on Previously Developed Land
2004/2005*	415	67%
2005/2006*	520	71%
2006/2007*	478	62%
2007/2008*	771	70%
2008/2009	763	78%
2009/2010	468	60%
2010/2011	482	63%
2011/2012	657	69%
2012/2013	485	55%
2013/2014	445	40%
2014/2015	686	52%
2015/2016	630	55%

Table 2.4

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

Commentary

In the year to April 2016 some 55% of dwelling completions were on previously developed land (PDL). The South Gloucestershire Local Plan sets a target that 50% of all new dwelling completions should be on PDL, since 2004 this target has been exceeded in all except the 2013/2014 monitoring year. A high percentage of the housing sites identified in the adopted Core Strategy are located on Green Field sites. Therefore, in future AMRs this indicator is likely to be either removed or amended to reflect this change.

Note: On 9 June 2010 the Government revised the definition of previously developed land (PDL) to exclude private residential gardens. The figures in this table (1.4) only apply the revised

definition to planning permissions resulting in new dwellings being built on former garden land granted after 9 June 2010 date.

Brownfield Register

Commentary

In March 2016 the council were notified that they had successfully been accepted onto the Governments Brownfield Register Pilot Fund. The council published its register to its [website](#) in June 2016 and provided feedback to DCLG, it awaits further instructions as to the next stages of the Pilot.

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

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

	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016
i) Less than 30 dwellings per ha	22%	0%	0%	3%	8%	11%	0%
ii) Between 30 and 50 dwellings per ha	16%	83%	53%	25%	25%	33%	64%
iii) Above 50 dwellings per ha	62%	17%	47%	72%	67%	56%	36%

Table 2.5

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

Commentary

The Council seeks to avoid developments which make inefficient use of land in the context of the character and amenity of the local area. In the year to April 2016 almost two thirds (64%) of dwellings (on large housing sites) were delivered at between 30 and 50 dph and 36% of dwellings were delivered at over 50 dwellings per ha. In the 2015/2016 monitoring year no dwellings were delivered at a density of less than 30 dwellings per hectare.

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

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

	2009/2010		2010/2011		2011/2012		2012/2013		2013/2014		2014/2015		2015/2016	
	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat		Flat	Hse	Flat	Hse	Flat
1 bed	30 4%	28 4%	135 17%	125 16%	8 1%	145 20%	14 2%	152 16%	27 2%	141 13%	11 1%	198 15%	24 2%	121 11%
2 bed	79 10%	62 8%	268 35%	196 25%	110 14%	216 28%	164 17%	206 22%	161 14%	247 22%	149 11%	292 22%	233 20%	160 14%
3 bed	179 23%	171 22%	5 (<1%)	3 (<1%)	137 18%	0 0%	214 22%	2 (<1%)	310 28%	0 0%	347 26%	5 (<1%)	378 33%	0 0%
4+ bed	168 22%	104 13%	0 0%	0 0%	146 19%	0 0%	205 21%	0 0%	237 21%	0 0%	323 25%	0 0%	234 20%	0 0%
Totals	456 59%	365 47%	408 53%	324 41%	401 52%	361 48%	597 62%	360 38%	735 65%	388 35%	830 63%	495 37%	869 75%	281 25%
	780		762		957		885		1,123		1,325		1,150	

Table 2.6a

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

Note: All completion figures are gross

Analysis by policy area – completions 2015 to 2016

Policy Area	1 bed hse	2 bed hse	3 bed hse	4+ bed hse	1 bed flat	2 bed flat	3 bed flat	4+ bed flat	Completions (gross)
North Fringe of Bristol	0	50	127	42	24	58	0	0	301
East Fringe of Bristol	7	91	123	109	32	43	0	0	405
Yate/Chipping Sodbury	5	37	70	27	42	50	0	0	231
Thornbury	0	12	30	27	7	0	0	0	76
Elsewhere	12	43	28	29	16	9	0	0	137

Table 2.6b

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

Note: All completion figures are gross

Commentary

Table 2.6a illustrates the variety and mix of housing that has been built in the District in recent years. It shows that in the year to April 2016 25% of all residential development comprised of flats (281 units). This represents the lowest number of flats built in any year since 2009/2010. Table 2.6a also illustrates that 53% of houses built in 2015/2016 had 3-4 bedrooms and that 2% of new housing completions came in the form of 1 bedroom houses illustrating the continuing shift in recent years to more family housing.

Table 2.6b breaks down the information displayed in Table 2.6a by Core Strategy spatial policy area. It shows that in the year to April 2016, 50 gross completions in the North Fringe of Bristol came in the form of 1 and 2 bed flats compared to 98 in the East Fringe of Bristol. The largest percentage of new flats completed were in Yate and Chipping Sodbury, where a high proportion of all completions were flats. These figures show that flats continue to provide a significant part in meeting the demand for new homes. However, when analysed over a longer period the percentage of 2, 3 and 4 bedroom houses continues to grow as can be seen in Table 2.6a.

Annual house completion rates per “sales” outlet

Site Location	Site Ref.	Developer(s)	Date planning consent granted	Year Site Complete	Number of years when completions recorded	Total Homes	Average Completions per annum	Number of "sales" outlets	Average Completions per "sales" outlet per annum
Charlton Hayes, Patchway	0008n	Bellway Homes	19/04/2016	2015/2016	2.5	86	34	1	34
Charlton Hayes, Patchway	0008p	Bovis Homes	01/08/2013	2015/2016	2.5	137	55	1	55
Charlton Hayes, Patchway	0008s	Bovis Homes	15/09/2014	2015/2016	1.5	115	77	0.25	307
Hanham Hall Hospital	0034	Barratt Homes	16/11/2009	2015/2016	5.0	185	37	1	37
Area 3, Emersons Green	0036ad	Persimmon Homes	17/01/2014	2015/2016	1.5	56	37	1	37
Area 8, Emersons Green	0036ae	Persimmon Homes	03/02/2014	2015/2016	2.0	79	40	1	40
Barnhill Court, Chipping Sodbury	0129a	McCarthy and Stone	19/02/2014	2015/2016	0.5	60	120	1	120
Area 5, Emersons Green	0036aa	Linden Homes	23/10/2013	2014/2015	1.0	45	45	1	45
Cheswick, Stoke Gifford	0010e	Havard Tisdale and Mansell	31/08/2012	2014/2015	0.5	137	274	1	274
Cheswick, Stoke Gifford	0010f	Redrow Homes	06/03/2012	2014/2015	3.0	97	32	1	32
Catbrain Hill, Cribbs Causeway	0131	Persimmon Homes	22/08/2012	2014/2015	2.0	51	26	1	26
Charlton Hayes, Patchway	0008l	David Wilson Homes	24/08/2012	2014/2015	1.5	40	27	0.5	53
Charlton Hayes, Patchway	0008k	Barratt Homes	22/10/2012	2014/2015	1.5	101	67	1	67
Charlton Hayes, Patchway	0008m	Bovis Homes	30/07/2013	2014/2015	1.5	75	50	0.25	200
Charlton Hayes, Patchway	0008r	Bovis Homes	26/06/2014	2014/2015	0.5	54	108	0.25	432
Coopers, Yate	0139	Charles Church/McCarthy and Stone	24/01/2013	2014/2015	1.5	92	61	2	31
Coopers, Yate	0020	Crest Nicholson	29/05/2012	2014/2015	2.0	67	34	1	34
Park Farm, Frampton Cotterell	0122	Barratt Homes	27/09/2010	2013/2014	3.0	188	63	2	31
Wallscourt Farm, Stoke Gifford	0010c	Redrow/Taylor Wimpey	26/02/2010	2013/2014	4.0	193	48	2	24
Charlton Hayes, Patchway	0008o	Bovis Homes	09/05/2013	2013/2014	0.5	65	130	1	130
Sea Stores, Yate	0123	Taylor Wimpey	27/09/2010	2013/2014	3.0	228	76	1	76
Charlton Hayes, Patchway	0008h	Barratt Homes	19/06/2012	2013/2014	1.0	46	46	1	46
Hammonds Grove, Patchway	0008f	Bovis Homes	22/11/2011	2013/2014	1.5	53	35	1	35
Charlton Hayes, Patchway	0008c	Bovis Homes	25/03/2010	2013/2014	2.0	60	30	0.25	120
Land off Southway Drive, Warmley	0041	J A Pye/ Bellway Homes	05/09/2005	2013/2014	1.5	41	27	1	27
Charlton Hayes, Patchway	0008e	Bovis Homes	19/09/2011	2012/2013	1.0	40	40	0.25	160
Charlton Hayes, Patchway	0008b	Bovis Homes	14/07/2009	2012/2013	3.0	111	37	0.25	148
Wallscourt Farm, Stoke Gifford	0010d	Elan Homes	30/11/2009	2012/2013	2.5	77	31	1	31
Land at Savages Wood Road, Bradley Stoke	0141	McCarthy and Stone	17/01/2012	2012/2013	0.5	74	148	1	148
Cambrian Drive, Yate	0080	Housing 21	16/07/2007	2011/2012	1.5	70	47	1	47
Former Woodstock School, Kingswood	0038	Sovereign Housing Assoc.	27/04/2009	2011/2012	1.0	66	66	1	66
Charlton Hayes, Patchway	0008a	Bovis Homes	12/08/2009	2011/2012	1.5	51	34	0.25	136
Fiveways, New Cheltenham Road	0115	South Glos. Council	03/07/2009	2011/2012	0.5	40	80	1	80
Adjacent Southmead Road, Filton	0092	Churchill Retirement Living	21/01/2010	2011/2012	0.5	65	130	1	130
Hortham Hospital, Almondsbury	0005	Barratt/Taylor Woodrow	28/03/2007	2011/2012	4.5	270	60	2	30
Land at, Siston Hill, Siston	0003	Barratt Homes/David Wilson	29/12/2005	2010/2011	4.0	504	126	2	63
Beaufort Road, Downend	0118	Hanover Housing Association	04/09/2009	2010/2011	0.5	63	126	1	126
Downend School, Downend	0071	Barratt Homes	20/02/2008	2010/2011	3.0	52	17	1	17
Land at, Lintham Drive, Kingswood	0074	David Wilson Homes	13/11/2006	2009/2010	2.0	68	34	1	34
Land off, Bath Road, Thornbury	0079	Barratt Homes	20/09/2007	2009/2010	1.5	45	30	1	30
New Road Playing Field, Stoke Gifford	0023	Redrow Homes/Kingsoak SW	07/03/2006 & 13/12/2007	2009/2010	2.5	72	29	2	14
Courtaulds Factory, Downend	0077	George Wimpey	16/01/2008	2009/2010	2.0	45	23	1	23
Wallscourt Farm, Stoke Gifford	0010a	Redrow Homes	05/11/2007	2009/2010	2.0	100	50	1	50
Savages Wood Road, Bradley Stoke	0002hn	David Wilson Homes	17/10/2006	2009/2010	2.5	122	49	1	49
Summit Youth Centre, Kingswood	0047	Newland Homes	20/01/2006	2009/2010	1.5	71	47	1	47
North of Douglas Road, Kingswood	0037	Newland Homes	06/09/2005	2007/2008	2.5	139	56	1	56
Filton College, Filton	0007	George Wimpey	18/11/2005	2007/2008	2.0	78	39	1	39
Land off Brook Way, Bradley Stoke	0002hk	Bryant/Barratt	29/04/2005	2007/2008	2.5	215	86	2	43
Cloverdale Drive, Longwell Green	0040	Redrow Homes	09/07/2004	2006/2007	2.0	48	24	1	24

Table 2.7

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

Commentary

Table 2.7 shows annual housing completion rates for all fully completed housing sites of 40 dwellings or more since 2011/2012. The table includes both market and affordable housing, and a mix of schemes from "Extra Care" sites to mixed sites with a high proportion of family housing. The table gives an indication of completions per "sales" outlet. It can be seen that a number of sites at the Charlton Hayes development share a "sales" outlet (Defined either by the presence of a show home/sales office or site boundary if solely an Affordable Housing scheme).

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

The Table shows high rates have been achieved at: Charlton Hayes, Patchway (refs. 0008a, 0008k, 0008m, 0008o, 0008p, 0008r, 0008s); Sea Stores, Yate (ref. 0123); Cheswick (ref. 0010e; Savages Wood Road, Bradley Stoke (ref. 0141); and Barnhill Court (ref 0129a. Annual average completions per outlet (Excluding Charlton Hayes) for these ranging between 76 and 274 homes. When the affordable homes element is removed from these four sites this range is reduced to between 51 and 194 homes per outlet. The annual average completions per outlet across all the sites shown in the table is 80 homes.

Long Term Vacant Housing Stock

Year	Total Stock on Valuation List	Long Term Vacant	% Long Term Vacant
2005	104,691	452	0.4
2006	105,324	398	0.4
2007	106,306	405	0.4
2008	107,339	555	0.5
2009	108,291	570	0.5
2010	108,951	582	0.5
2011	109,706	463	0.4
2012	110,634	456	0.4
2013	111,543	494	0.4
2014	112,591	446	0.4
2015	113,857	581	0.5
2016	114,810	337	0.3

Table 2.8

Source: Council Tax (South Gloucestershire Council)

Commentary

In December 2016, 337 domestic properties had been vacant for more than one year, this is a decrease from the figure last year and equates to only 0.3% of the total housing stock (according to Council Tax valuation records). Table 2.8 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2005.

Gross affordable housing completions by tenure

Year	Number of completions
2006/2007	40
2007/2008	215
2008/2009	291
2009/2010	281
2010/2011	340
2011/2012	269
2012/2013	223
2013/2014	298
2014/2015	326
2015/2016	263

Table 2.9a

Analysis by Policy Area – Completions 2015 to 2016

Policy Area	Affordable housing completions
East Fringe of Bristol	89
North Fringe of Bristol	96
Yate/Chipping Sodbury	48
Thornbury	30
Rural Areas	0
Total	263

Table 2.9b

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

Commentary

In the year to April 2016, 263 'affordable' dwellings were completed 70% of which were in the urban areas of the North and East Fringes of Bristol. Of the 263 dwellings, 168 were for social rent, 23 were for affordable rent, 1 was for intermediate rent and 71 shared ownership.

No rural exception schemes were delivered in the 2015/2016 monitoring year.

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

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

Affordable housing completions

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 (%)
Charlton Hayes, Patchway (ref. 0008n)	19/03/2013	2013-2015	86	24.4% (21 units)	24.4% (21 units)	0
Charlton Hayes, Patchway (ref. 0008p)	01/08/2013	2013-2016	137	21.2% (29 units)	21.2% (29 units)	0
Charlton Hayes, Patchway (ref. 0008s)	15/09/2014	2015-2016	115	25.2% (29 units)	25.2% (29 units)	0
Hanham Hall Hospital Site, Hanham (ref. 0034)	16/11/2009	2010-2015	185	35.0% (65 units)	35.0% (65 units)	0
Area 3 Emersons Green (ref. 0036ad)	17/01/2014	2014-2015	56	25.0% (14 units)	25.0% (14 units)	0
Area 8 Emersons Green (ref. 0036ae)	03/02/2014	2014-2016	79	25.3% (20 units)	25.3% (20 units)	0
Rear of Harry Stoke Road, Stoke Gifford (ref. 0109)	30/03/2012	2013-2015	13	0.0% (nil units)	0.0% (nil units)	0
Barnhill Road, Chipping Sodbury (ref. 0129a)	19/02/2014	2014-2015	60	0.0% (nil units)	0.0% (nil units)	0
Fmr. Blackhorse Resource Centre, Mangotsfield (ref. 0146)	17/01/2014	2014-2015	31	35.0% (11 units)	35.0% (11 units)	0
Fmr. Filton Police Station, Filton (ref. 0162)	09/05/2014	2015-2015	18	100.0% (18 units)	100.0% (18 units)	0
Ware Court, Winterbourne (ref. 0174f)	27/06/2014	2015-2016	15	100.0% (15 units)	100.0% (15 units)	0
Newleaze House, Filton (ref. 0174g)	07/01/2015	2015-2016	16	100.0% (16 units)	100.0% (16 units)	0
7 Oldlands Avenue, Coalpit Heath (ref. 0174k)	11/03/2015	2015-2016	22	100.0% (22 units)	100.0% (22 units)	0
Prinknash Court, Abbotswood, Yate (ref. 0149)	28/03/2013	2014-2014	15	100.0% (15 units)	100.0% (15 units)	0
Area 5 Emersons Green (ref. 0036aa)	23/10/2013	2014-2015	45	25.0% (11 units)	25.0% (11 units)	0
Phase 5 Cheswick, Filton Road, Stoke Gifford (ref. 0010e)	31/08/2012	2013-2015	137	30.0% (41 units)	29.0% (40 units)	-1
Phase 7 Cheswick, Filton Road, Stoke Gifford (ref. 0010f)	06/03/2012	2012-2015	97	30.0% (29 units)	30.0% (29 units)	0
Land at Catbrain Hill, Cribbs Causeway (ref. 0131)	22/08/2012	2012-2014	51	33.3% (17 units)	33.3% (17 units)	0
Charlton Hayes, Patchway (ref. 0008i)	24/08/2012	2013-2014	40	27.5% (11 units)	27.5% (11 units)	-2
Charlton Hayes, Patchway (ref. 0008j)	23/05/2012	2012-2014	25	24.0% (6 units)	24.0% (6 units)	-2
Charlton Hayes, Patchway (ref. 0008k)	22/10/2012	2013-2014	101	24.7% (25 units)	24.7% (25 units)	-9
Charlton Hayes, Patchway (ref. 0008m)	30/07/2013	2013-2015	75	26.6% (20 units)	26.6% (20 units)	-5
Charlton Hayes, Patchway (ref. 0008r)	26/06/2014	2014-2015	54	24.1% (13 units)	24.1% (13 units)	-5
82 Moravian Road, Kingswood (ref. 0157)	20/11/2013	2014-2015	16	100.0% (16 units)	100.0% (16 units)	0
Coopers Works, Westerleigh Road, Yate (ref. 0139)	24/01/2013	2013-2014	92	23.9% (22 units)	23.9% (22 units)	-9
Coopers Site, Westerleigh Road, Yate (ref. 0020)	29/05/2012	2012-2014	67	33.3% (22 units)	33.3% (22 units)	0
Rear of 60 Wotton Road, Charlfield (ref. 0140)	06/03/2012	2012-2014	16	33.3% (5 units)	33.3% (5 units)	0
Land adjacent to Park Farm, Frampton Cotterell (ref. 0122)	27/09/2010	2010-2014	188	33.3% (62 units)	32.5% (61 units)	-1
Phase 2 Cheswick, Filton Road, Stoke Gifford (ref. 0010b)	16/05/2008	2010-2014	160	30.0% (48 units)	30.0% (48 units)	0
Phase 3 Cheswick, Filton Road, Stoke Gifford (ref. 0010c)	26/02/2010	2010-2014	193	30.0% (58 units)	30.0% (58 units)	0
Land off Southway Drive, Warmley (ref. 0041)	05/09/2005	2007-2014	41	10.0% (4 units)	10.0% (4 units)	-10
Charlton Hayes, Patchway (ref. 0008c)	25/03/2010	2010-2014	60	30.0% (18 units)	30.0% (18 units)	-2
Charlton Hayes, Patchway (ref. 0008d)	08/08/2012	2013-2014	33	27.3% (9 units)	27.3% (9 units)	-2
Charlton Hayes, Patchway (ref. 0008f)	22/11/2011	2012-2014	53	28.3% (15 units)	28.3% (15 units)	-3
Charlton Hayes, Patchway (ref. 0008h)	19/06/2012	2012-2014	46	21.7% (10 units)	21.7% (10 units)	-5
Charlton Hayes, Patchway (ref. 0008o)	09/05/2013	2013-2014	65	23.1% (15 units)	23.1% (15 units)	-6
Sea Stores, Kennedy Way, Yate (ref. 0123)	27/09/2010	2011-2014	228	33.3% (76 units)	33.3% (76 units)	0
Land at Savages Wood Road, Bradley Stoke (ref. 0141)	17/01/2012	2012-2013	74	33.3% (24 units)	33.3% (24 units)	0
Phase 4 Cheswick, Filton Road, Stoke Gifford (ref. 0010d)	30/11/2009	2010-2013	77	30.0% (23 units)	30.0% (23 units)	0
Land at Whittucks Road/Abbots Road, Hanham (ref. 0130)	15/06/2011	2011-2013	34	33.3% (11 units)	33.3% (11 units)	0
Charlton Hayes, Patchway (ref. 0008b)	14/07/2009	2010-2013	111	29.0% (32 units)	29.0% (32 units)	-7
Charlton Hayes, Patchway (ref. 0008e)	13/09/2011	2012-2013	40	65.0% (26 units)	65.0% (26 units)	13
Wilson and Sons, Morley Road, Staple Hill (ref. 0094)	08/08/2011	2012-2013	32	6.3% (2 units)	6.3% (2 units)	-9
Hortham Hospital, Hortham Lane, Almondsbury (ref. 0005)	28/03/2007	2007-2012	270	30.0% (80 units)	30.0% (80 units)	-10
Fiveways, New Cheltenham Road, Kingswood (ref. 0115)	03/07/2009	2011-2012	40	100.0% (40 units)	100.0% (40 units)	0
Charlton Hayes, Patchway (ref. 0008a)	12/08/2009	2010-2012	51	27.5% (14 units)	27.5% (14 units)	-3
Factory Site, Portland Street, Staple Hill (ref. 0116)	17/08/2009	2011-2012	30	33.3% (10 units)	33.3% (10 units)	0
Land at Parkway North, Stoke Gifford (ref. 0124)	05/10/2010	2011-2012	34	33.3% (11 units)	33.3% (11 units)	0
Fmr Woodstock School, Courtney Road, Kingswood (ref. 0038)	27/04/2009	2011-2012	66	100.0% (66 units)	100.0% (66 units)	0
Cambrian Drive and Wellington Road, Yate (ref. 0080)	16/07/2007	2010-2012	70	85.7% (60 units)	85.7% (60 units)	0
Downend Lower School, North View, Downend (ref. 0071)	20/02/2008	2008-2011	52	33.3% (18 units)	33.3% (18 units)	0
Former School, Beaufort Road, Downend (ref. 0118)	04/09/2009	2010-2011	63	100.0% (63 units)	100.0% (63 units)	0
95 High Street, Kingswood (ref. 0099)	21/01/2010	2010-2011	10	100.0% (10 units)	100.0% (10 units)	0
Land at Siston Hill, Kingswood (ref. 0033)	29/12/2005	2006-2011	504	25.0% (126 units)	24.6% (124 units)	-2
Wall Tynings, Cherry Garden Lane, Bitton (ref. 0097)	01/12/2008	2008-2010	11	27.3% (3 units)	27.3% (3 units)	0
Cheswick, Filton Road, Stoke Gifford (ref. 0010a)	05/11/2007	2008-2010	100	30.0% (30 units)	30.0% (30 units)	0
Courtaulds Factory, Signal Road, Staple Hill (ref. 0077)	16/01/2008	2008-2010	45	33.3% (15 units)	33.3% (15 units)	0
New Road Playing Field, New Road, Filton (ref. 0023a)	07/03/2006	2008-2010	23	Nil	100.0% (23 units)	23
New Road Playing Field, New Road, Filton (ref. 0023b)	13/12/2007	2009-2010	49	33.3% (16 units)	100.0% (49 units)	33
Land off Bath Road, Thornbury (ref. 0079)	20/09/2007	2008-2010	45	33.3% (15 units)	42.2% (19 units)	?
Siblands, Gillingstool, Thornbury (ref. 0082)	20/09/2007	2008-2010	23	33.3% (8 units)	13.0% (3 units)	?
Land at Lintham Drive, Kingswood (ref. 0074)	13/11/2006	2008-2010	68	32.4% (22 units)	32.4% (22 units)	0
Summit Youth Centre, Orchard Road, Kingswood (ref. 0047)	20/01/2006	2007-2009	71	30.0% (21 units)	30.0% (21 units)	0
Rear of Jubilee Road and Rodway View, Kingswood (ref. 0067)	10/05/2006	2008-2009	24	Nil	4.8% (1 unit)	?
Former Cattle Market, Upper Bath Road, Thornbury (ref. 0081)	20/09/2007	2008-2009	22	33.3% (7 units)	72.7% (16 units)	?
472-478 Filton Avenue, Filton (ref.1340)*	18/05/2006	2007-2008	21	14.0% (3 units)	14.0% (3 units)	0
Whiteshill House, Hambrook (ref.1343)*	30/08/2006	2006-2007	10	10.0% (1 units)	10.0% (1 units)	0
New Road, Rangeworthy (ref.1344)	10/03/2006	2006-2008	21	33.3% (7 units)	33.3% (7 units)	0
Filton College, Filton (ref.1316)	18/11/2005	2005-2008	78	33.3% (26 units)	33.3% (26 units)	0
North of Douglas Road, Kingswood (ref.3204)	06/09/2005	2005-2008	139	33.3% (46 units)	33.1% (46 units)	0
Cloverdale Drive, Longwell Green (ref.3207)	09/07/2004	2007-2008	48	30.0% (14 units)	29.2% (14 units)	-1
Toghill Lane, Doynton (ref.1333)	11/06/2004	2005-2007	21	52.4% (11 units)	52.4% (11 units)	0
Catbrain Lane, Cribbs Causeway (ref.1332)	08/06/2004	2004-2006	71	30.0% (21 units)	29.6% (21 units)	0

Table 2.10

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

Commentary

Policy H6 (33.3%) of the SGLP and CS18 (35.0%) of the Core Strategy sets out the Council's approach to securing affordable housing. It is also recognised that due to the timescales between planning permission and completed buildout policy CS18 does not currently apply to those sites shown in table 2.7. In future years of monitoring as new sites come forward for completion it may be necessary to distinguish between which policy applied when planning permission was given.

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

Table 2.10 lists the housing sites completed since 2000 that meet the requirements for policy. It shows the period over which the site was completed and the proportion of affordable housing delivered, compared to the proportion of affordable housing negotiated for the site. The table illustrates that, during the 2015/2016 monitoring year, development was completed on thirteen housing sites (shown as bold in rows 1-13 of the table). An account of affordable housing delivery on these sites is provided below:

- Charlton Hayes, Patchway – a development scheme of 86 homes, 24.4% of which (21) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 137 homes, 21.2% of which (29) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 115 homes, 25.2% of which (29) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Hanham Hall Hospital Sites, Hanham – a development scheme of 185 homes, 35.0% of which were “affordable” exceeding the 33.3% identified by SGLP policy H6.
- Area 3 Emersons Green – a development scheme of 56 homes, 25.0% of which (14) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Emersons Green site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Area 8 Emersons Green – a development scheme of 79 homes, 25.3% of which (20) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Emersons Green site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Rear of Harry Stoke Road, Stoke Gifford – a development scheme of 13 homes, none of which were “affordable” due to the fact that the scheme was approved under the SGLP and falls below the threshold of 15 homes identified by policy H6.
- Barnhill Road, Chipping Sodbury – a development scheme of 60 homes, none of which were affordable due the scheme being for Extra Care flats.
- Former Blackhorse Resource Centre, Mangotsfield – a development scheme of 35 homes, 35.0% (11) of which were “affordable” in accordance with Core Strategy policy CS18.
- Former Filton Police Station, Filton – a development scheme of 18 homes, 100.0% of which were “affordable”.

- Ware Court, Winterbourne – a development scheme of 15 homes, 100.0% of which were “affordable”.
- Newleaze House, Filton – a development scheme of 16 homes, 100.0% of which were “affordable”.
- 7 Oldlands Avenue, Coalpit Heath – a development scheme of 22 homes, 100.0% of which were “affordable”.

Table 2.10 illustrates that the Council was successful in negotiating all proposals against policy H6 of the SGLP and policy CS18 of the Core Strategy where applicable at the time the applications were submitted.

Net additional pitches (Gypsy and Traveller)

Year	Additional Gypsy and Traveller Pitches delivered (Net)
2008/2009	6
2009/2010	4
2010/2011	7*
2011/2012	2
2012/2013	0
2013/2014	5
2014/2015	7
2015/2016	4

Table 2.11

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

Commentary

In the 2015/2016 monitoring year, there were 4 additional Gypsy/Traveller pitches delivered in South Gloucestershire. Planning permission was granted for 2 residential pitches at Henfield Paddock (PT13/3785/F), which have been completed. Retrospective permission was also granted for 1 pitch at 85 Parkfield Road, Pucklechurch (PK14/1477/F) and the permission for an additional pitch at Moor Paddock for an additional pitch was also was built out.

A number of new permissions have been granted in this monitoring year, which will ensure that further Gypsy and Traveller pitches are delivered.

Number of Extra Care housing units completed

Year	Number of Extra Care housing units completed
2010/2011	123
2011/2012	40
2012/2013	Nil
2013/2014	Nil
2014/2015	Nil
2015/2016	60

Table 2.12

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

Commentary

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

In the year to April 2016, 60 Extra Care flats were completed at Barnhill Court, Chipping Sodbury.

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

Self/Custom Build register

Commentary

From the 1st April 2016 Local Authorities were required to maintain a register of those individuals and groups interested in building their own homes in the district. Authorities are encouraged to promote and publish their registers. South Gloucestershire Council currently report regularly on the number of applicants contained within its register by providing updates to the Authorities [website](#). South Gloucestershire Council will, in future AMR's report on the number of self/custom build plots it delivers against the number of applicants on the register once a full monitoring year has passed since commencement of the compulsory self/custom Build Register came into force in April 2016.

Community Infrastructure Levy (CIL)

Reg 62 Ref	Description	%	Amount
	CIL Receipts 2014/15		
	Total Value of CIL Demand Notices raised in 2015/16		£140,365.50
4 (a)	Total CIL receipts for 2015/16		£49,424.70
	Total CIL payable in 2016/17 from Demand Notices issued in 2015/16		£58,821.00
	Total CIL payable in 2017/18 from Demand Notices issued in 2015/16		£32,119.80
	CIL Expenditure in 2015/16		
4(c)(i)	Expenditure on infrastructure		£0.00
4(c)(ii)	Amount of CIL expenditure on each item		£0.00
4(c)(iii)	Amount of CIL applied to repay money borrowed and items of infrastructure funded		£0.00
4(c)(iv)	Amount of CIL applied to Administration Expenditure	5	£2,471.24
	Amount of CIL passed to Town/Parish Council	15	£7,413.71
4(b)	Total CIL Expenditure		£9,884.95
4(d)	Total CIL receipts retained at end of year [4(a) less 4(b)]		£39,539.76

Table 2.13

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

Commentary

South Gloucestershire Council became a CIL charging authority on 1st August 2015 which was approved by Full Council on 18th March 2015.. The charging schedule and supporting information can be found on the Authorities [website](#). Allocation of CIL receipts is restricted to items on the adopted Regulation 123 List. This is to ensure there is no duplication of infrastructure funding between CIL and Section 106 Agreements.

The CIL regulations require that 15% of all CIL receipts (or 25% where there is a Neighbourhood Plan) are passed to the Parish/Town Council where the development has taken place for them to spend on infrastructure within their area (or pass to a neighbouring Parish/Town Council area).

In the Unparished area it was decided to consult with the locally elected Ward Members on spending of the local contribution.

Regulation 62 of the Community Infrastructure Levy Regulations (2010) requires a Charging Authority to prepare and publish a report annually of CIL receipts and spending.

CIL charges should be set at a rate that ensures most new development remains viable. As such, fluctuations in residential and commercial development markets and changes in construction costs may have significant impact on development viability. Periodic monitoring and review is therefore necessary to ensure the CIL Charging Schedule is appropriate.

There are a number of sources of information and indices for both sales values and build costs. For the period of March 2015 to March 2016 we have used the Land Registry House Price Index for South Gloucestershire, which shows sold prices. There are different indices, but the average price at March 2015 was £216,877. The average price at March 2016 was £242,297, an increase of 11.72%.

In terms of residential Build costs BCIS does not have figures for South Gloucestershire. The respective average prices for Gloucester & Bristol for general estate housing at 1st March 2015, are £914 and £971 per sq.m, and 1st March 2016 it is £959 & £1020 per sq.m, an increase of 4.9% and 5% respectively. The BCIS All in Tender price index for the period shows an increase in build costs of 1.9%.

The indications are therefore that both sales values and to a lesser extent build costs have risen within the period. These adjustments are not considered significant enough to warrant a full review of the adopted CIL charges at this time.

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

Amount of completed leisure development in South Gloucestershire (sq.m net floorspace)

Year	D2 – leisure
2011/2012	-820
2012/2013	299
2013/2014	Nil
2014/2015	24,700
2015/2016	6,956

Table 2.14

Amount of completed leisure development in town centres

Year	D2 - leisure
2011/2012	0%
2012/2013	0%
2013/2014	0%
2014/2015	0%
2015/2016	0%

Table 2.15

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

Commentary

Table 2.14 shows that there has been a net increase in leisure floorspace in 2015/2016 the majority of this (5,599 sq.m m) was as a result of the change of use of a warehouse on the Patchway Trading Estate to an indoor trampoline park.

Table 2.15 shows that, as in previous years, none of the completed leisure developments were in any of South Gloucestershire's town centres. This can be attributed to the fact that South Gloucestershire's town centres do not lend themselves to large scale leisure development (which is above the threshold of 500 sq.m). However, in 2015/2016 the "Yate Riverside" development was completed, as part the town centre, comprising a mix of large retail stores, restaurants and multi-screen cinema. This development is shown in table 1.3 in a previous section of the AMR.

4.3 Environment

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

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

Core Strategy Objectives

- Conserving and enhancing the character and distinctiveness of the district's heritage assets and maximising their contribution to quality of place
- Conserving and enhancing the district's distinctive landscapes, natural environmental resources and biodiversity
- Safeguarding mineral resources for the longer term while ensuring an adequate and steady supply to meet identified needs
- Safeguarding the quality of natural resources and ensuring prudent use
- Protecting land, air, aqueous environments, buildings and people from pollution
- Promoting high quality design that responds to its context, the distinctive assets of the district and creates 'sense of place' and civic pride
- Using design to create attractive, cohesive, safe and inclusive communities with better integration between housing, jobs, services, public transport and facilities, so that people lead healthier lives and have the opportunity to reduce their CO2 footprint and adapt to the impacts of climate change
- Protecting and enhancing valued open spaces and green links to create a network of connected and multi-functional, attractive and accessible spaces for people and wildlife, and to provide climate change adaptation and mitigation functions
- Providing opportunities for flora and fauna to adapt to climate change
- Ensuring that environments for play are delivered as an integral part of the design of sustainable communities
- Promoting energy efficient development and new sources of decentralised, renewable and low carbon sources of energy
- Understanding and reducing susceptibility to flood risk
- Managing the impacts of urban intensification

Relevant Core Strategy Policies

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

**Unless otherwise stated all figures relate to the period
1 April 2015 – 31 March 2016**

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

Year	No. of applications with no outstanding EA Objection or concerns*			No. of applications with an unresolved EA Objection			Total
	No. of applications refused planning permission	No. of applications withdrawn	No. of applications granted approval*	No. of applications refused planning permission	No. of applications withdrawn	No. of applications granted approval contrary to EA advice	
2009/2010	7 (8%)	8 (9%)	64 (74%)	3 (3%)	4 (5%)	1 (1%)	87
2010/2011	15 (16%)	13 (14%)	60 (65%)	2 (2%)	3 (3%)	0 (0%)	93
2011/2012	11 (16%)	7 (10%)	44 (65%)	3 (4%)	3 (4%)	0 (0%)	68
2012/2013	***	***	***	***	***	***	***
2013/2014	***	***	***	***	***	***	***
2014/2015	12 (8%)	8 (5%)	116(79%)	5(3%)	2(1%)	3(2%)	146
2015/2016	8 (8%)	3 (3%)	76 (76%)	5 (5%)	1 (1%)	3 (3%)	100

Table 3.1

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

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

N.B. Figures are rounded

Commentary

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

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

Table 3.1 shows the number of applications on which the Environment Agency provided formal comments to the Council in 2015/2016. The table shows that in 87% of cases the EA had no outstanding objection. In a lot of these cases an initial EA objection was later withdrawn as a result of further information being submitted by the applicant. In other cases, EA concerns were mitigated through the inclusion of informatives or conditions in the Decision Notice.

Of the 9 applications where there was an outstanding Environment Agency objection:

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

In the 2015/2016 monitoring year 3 planning applications were granted approval contrary to EA advice.

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

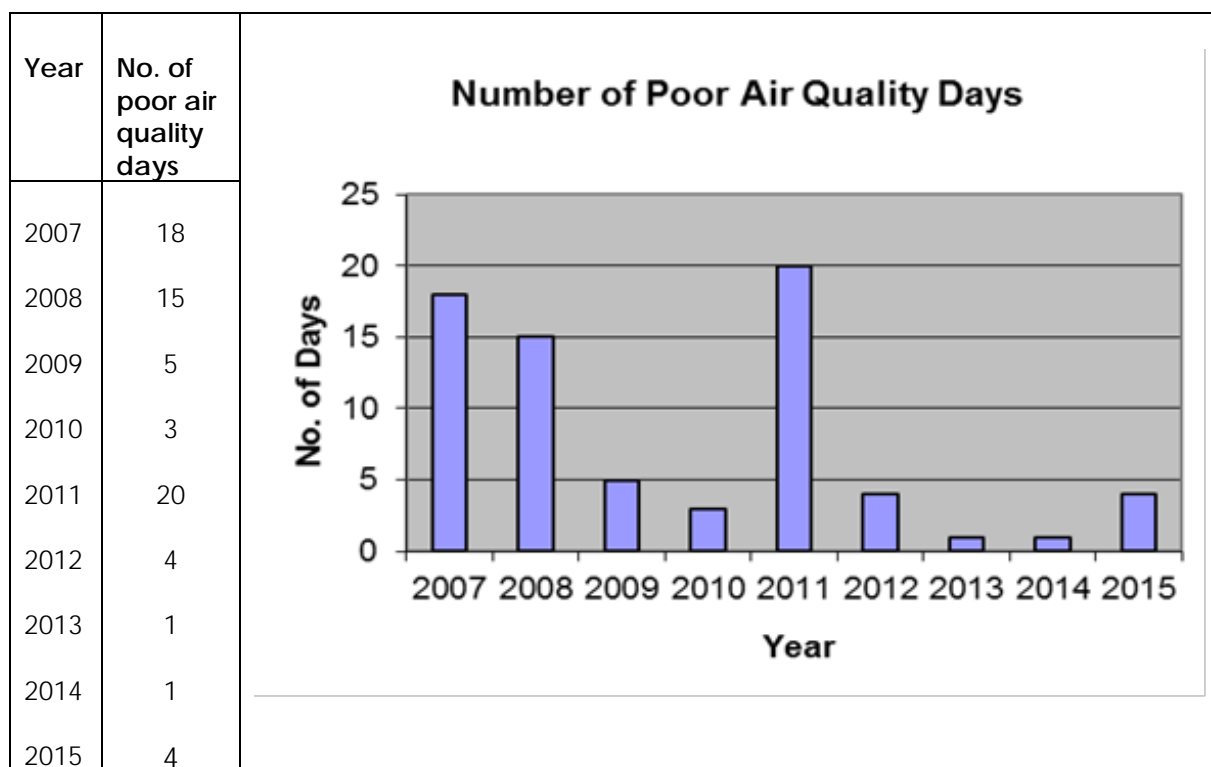


Fig 3.1

Source: South Gloucestershire Council Environmental Protection Team

Annual average nitrogen dioxide levels

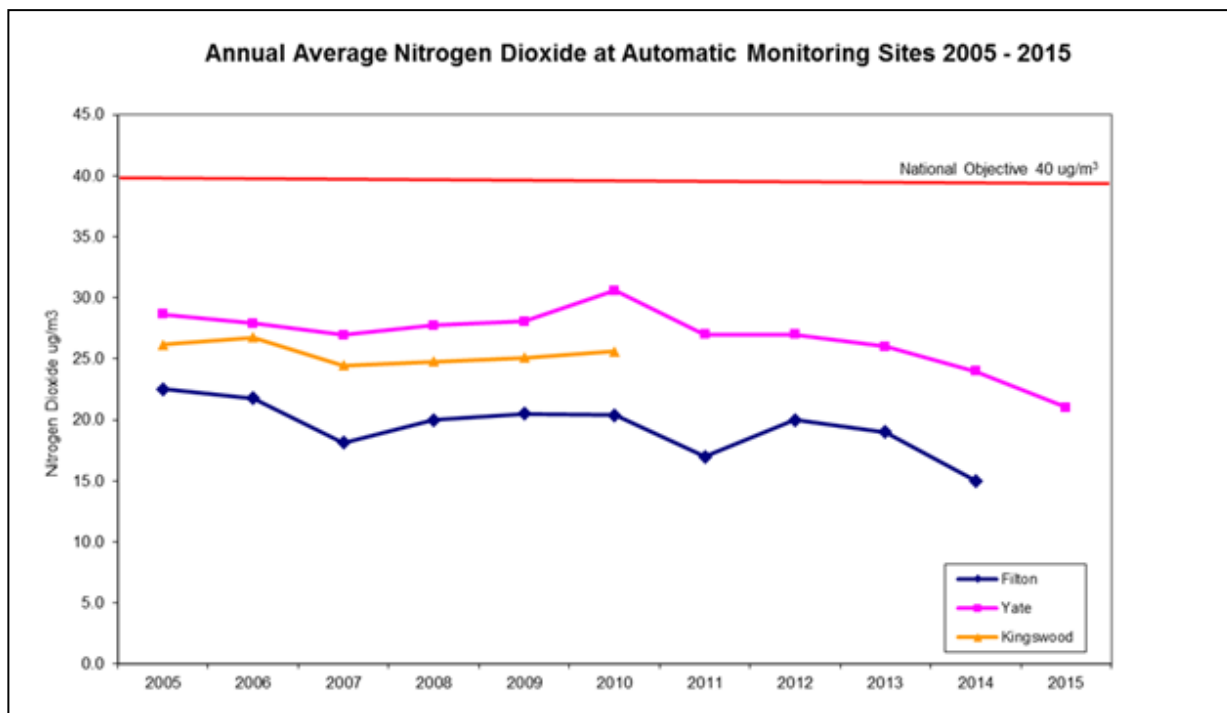


Fig 3.2

Source: South Gloucestershire Council Environmental Protection Team

Commentary

The Council has a duty to review and assess air quality within its district. Air pollutants can arise from a variety of sources, including transport and industry. The main air pollutant of concern locally is nitrogen dioxide (NO₂), which originates primarily from road traffic emissions. Nitrogen dioxide is associated with adverse effects on human health, particularly in relation to respiratory and cardiovascular function.

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

The above Figures show data derived from the one remaining automatic monitoring site in South Gloucestershire located in Yate. The Filton automatic site ceased operation in 2014 due to the sale of the building.

Figure 3.1 shows the number of poor air quality days has risen slightly in 2015 but overall, remains low. In all years shown, the number of short term exceedances is well below the target level.

Figure 3.2 shows the annual average nitrogen dioxide level for 2015 at the Yate automatic monitoring site decreased from 2014, continuing the downward trend since 2013. The levels of nitrogen dioxide remain well below the national annual mean objective for nitrogen dioxide (40µg/m³) at this monitoring site.

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

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

The monitoring results for the Cribbs Causeway AQMA show the nitrogen dioxide levels are below the annual mean objective. However, the AQMA has been retained as a pre-cautionary measure in light of the major development planned for the Cribbs Causeway/Patchway area, as this could impact on the AQMA.

In 2014, a detailed assessment of air quality in Warmley along the A420 corridor was completed. This identified new locations where the nitrogen dioxide annual mean objective was being exceeded and an extension of the Kingswood AQMA along the A420 to Warmley was proposed. The Kingswood - Warmley AQMA was subsequently declared in December 2015. The Air Quality Action Plan is being updated and appropriate actions will be identified to cover the new extent of the AQMA.

Change in areas of biodiversity importance

	Local Nature Reserve (LNRs)	Site of Nature Conservation Importance (SNCIs)	Site of Special Scientific Interest (SSSIs)	Area of Outstanding Natural Beauty (AONB)	*SPA/ Ramsar (also an SSSI)	*RIGS
2008/2009	106.25 Ha (7 LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
2009/2010	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2010/2011	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2011/2012	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2012/2013	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2013/2014	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2014/2015	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4, 104 Ha	53 sites
2015/2016	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4, 104 Ha	53 sites

Table 3.2

Source: Ecological Officer (South Gloucestershire Council)

*KEY

SPA International Severn Estuary Special Protection Area

Ramsar Wetlands of international importance, designated under the Ramsar Convention

RIGS Regionally Important Geological and Geomorphological Sites

Commentary

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

While there have been no changes in the number or size of these sites in the 2015/16 monitoring year, the Iconic Wildlife & Landscape Sub-Group of the Local Nature Partnership (LNP) continue to explore the possibility of the LNP championing 'local sites' – SNCIs and RIGS – across the West of England to ensure that they continue to be managed sympathetically to maintain the quality of the site for biodiversity. The process of reviewing and extending the life of the South Gloucestershire Biodiversity Action Plan has begun; and in March the Council carried out restoration works at the nationally important Manor Farm Quarry in partnership with the Avon RIGS Group and Plantforce with a view to designating it as a RIGS.

Change in priority habitats and species, by type

Priority Habitat-(2015/2016)

Year	Ancient Woodland	Coastal Salt Marsh/	Old Meadows and Pastures	Ponds, Rhynes, Rivers & Water Bodies	Hedges and Field Margins	Arable Farmland	Orchards
2015/2016	Static	Static	Static	Increasing	Increasing	Declining	Static

Table 3.3a

UK Priority Species (2015/2016)

Year	Bullfinch	Dormouse	Lesser Horseshoe Bat	Song Thrush	White Clawed Crayfish	Great Crested Newt	Tassel Stonewort
2015/2016	Static	Static	Static	Static	Declining	Static	Static

Table 3.3b

Local Priority Species (2015/2016)

Year	Adders Tongue Spearwort	Bath Asparagus	Wild Service Tree	Bithynia n Vetch	Glow Worm	Slow-Worm	Barn Owl	Hedgehog
2015/2016	Static	Static	Increasing	Static	Static	Static	Static	Static

Table 3.3c

Source: Ecological Officer (South Gloucestershire Council)

Commentary

It is not possible to gather precise data on the actual figures relating to the populations and extent of priority species and habitat. However, a general impression within Development Control can be gleaned through the new areas of semi-natural habitat being created as part of schemes where with 2014/15 increases were seen in ponds, rhynes, rivers and water bodies and hedges and field margins due to flood attenuation (SUDS) and photovoltaic (solar farm) schemes respectively.

White-clawed crayfish are not noted or reported any longer and may now be extinct in South Gloucestershire, either displaced by alien signal crayfish or through crayfish 'plague'. The remaining five UK priority species' populations are 'static'. Wild service tree continues to slowly increase primarily as a result of planting within landscape schemes. All other UK or Local Priority Species are considered static.

The Heritage Lottery Fund (HLF) Landscape Partnership project entitled 'A Forgotten Landscape- Restoring the Heritage of the Lower Severn Vale Levels' began in 2015 and has been running for a year. It has quickly built up an enthusiastic and active network of volunteers and participants across the project area between the Docks/Avonmouth and the border with Gloucestershire and will continue to involve schools and the public in its projects, events and training opportunities. The project will make a significant contribution towards the conservation of many of these priority species and habitats.

No. of appeals won/lost by the Council where AONB, a Conservation Area or Listed Building 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
2008/2009	0	1	4	3	7	2
2009/2010	0	1	3	1	6	0
2010/2011	0	0	3	2	4	0
2011/2012	0	0	2	0	4	1
2012/2013	1	0	1	0	1	1
2013/2014	0	1	2	1	1	0
2014/2015	0	0	5	0	5	3
2015/2016	1	0	2	1	8	1

Table 3.4

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

Commentary

Policies set out in Chapter 4 of the Local Plan (SGLP) and CS1/CS9 of the Core Strategy 2006-2027 seek to protect Conservation Areas, Listed Buildings and Areas of Outstanding Natural Beauty (AONB); they are regarded as a fundamental aspect of our natural and cultural heritage. Table 3.4 indicates that these policies are generally achieving this objective.

In the 2015/2016 monitoring year, the Council was successful in 2 of 3 appeals where policies relating to conservation were a material consideration. The Council won 8 of 9 appeals where policies relating to Listed Buildings were a material consideration. In those which were lost the inspector generally found that the benefits to listed buildings outweighed harm.

There was 1 appeal made to the Council in the monitoring year of 2015/2016 where Area of Outstanding Natural Beauty (AONB) was a material consideration. This was won by The Council.

Number of Tree Preservation Orders made (TPOs)

Year	With Individual Trees	With Groups of Trees	Area Orders	Woodland Orders
2008/2009	34	2	0	0
2009/2010	27	1	0	1
2010/2011	43	23	3	2
2011/2012	67	30	2	1
2012/2013	23	4	2	1
2013/2014	29	6	7	1
2014/2015	25	8	9	1
2015/2016	22	11	6	3

Table 3.5

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

Commentary

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

Production of primary land won aggregates

Year	Annual production of primary land won aggregates for West of England*
2007/2008	4.06 million tonnes
2008/2009	4.32 million tonnes
2009/2010	3.37 million tonnes (1.75 million tonnes South Glos)
2010/2011	3.22 million tonnes
2011/2012	3.1 million tonnes
2012/2013	2.89 million tonnes
2013/2014	2.66 million tonnes
2014/2015	3.19 million tonnes
2015/2016	Data not currently available

Table 3.6

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

Commentary

In line with both the South West and nationally there has been a trend of declining sales in recent years, largely reflecting the recession. There has been an increase in sales in this monitoring year.

Size of landbank for crushed rock

Commentary

The adopted Core Strategy Policy CS10 relates to minerals and states that the council will seek to maintain a landbank for crushed rock of at least 10 years. Currently the calculated landbank is in excess of 10 years. The Policies, Sites and Places Plan, which is due to be adopted in 2017, makes provision for additional land for mineral working, which will ensure that a 10 year landbank can be maintained. This indicator will be monitored and reported annually.

Size of landbank for clay

Commentary

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

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

Year	Area of land affected
2009/2010	9.2ha (The Meads, Frampton Cotterell; Council Offices, Yate)
2010/2011	No land affected
2011/2012	10.66ha (Land at Barnhill Quarry, Chipping Sodbury)
2012/2013	No land affected
2013/2014	No land affected
2014/2015	No land affected
2015/2016	No land affected

Table 3.7

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

Commentary

In the 2015/2016 monitoring year no land within the Mineral Resource Area was affected by permissions for major built development.

CO2 emissions in South Gloucestershire

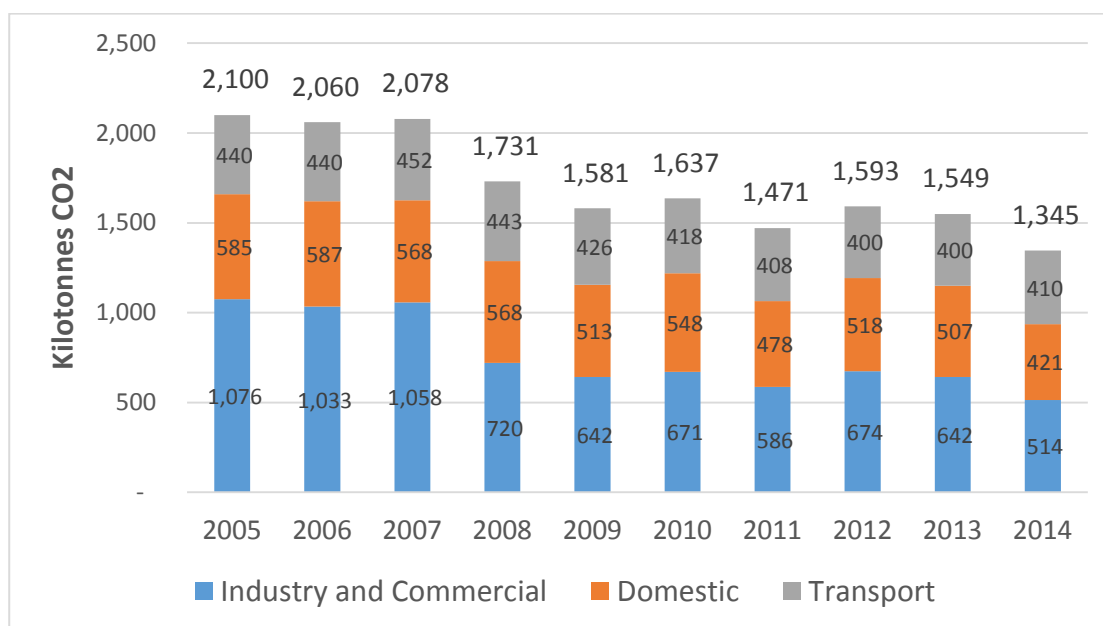


Fig 3.3

Source: UK Government National Statistics

Please note: The South Gloucestershire Climate Change Strategy targets and the local area emissions data presented relate to the 'subset' of total local area emissions which is deemed to be within the scope of influence of Local Authorities. It excludes emissions from motorways, diesel railways, EU Emissions Trading System sites and Land Use, Land Use Change and Forestry.

Commentary

South Gloucestershire Partnership is committed to reducing CO2 emissions arising from industrial, commercial and domestic sources and from local road transport. The South Gloucestershire Climate Change Strategy has a target to reduce CO2 emissions by 80% to 414.6 Kilotonnes (kt) by 2050. This includes interim targets to reduce them by 35% by 2020 and by 50% by 2025. The targets are set against a 1990 baseline emissions figure of 2,073.3kt.

Each year the Department of Business, Energy and Industrial Strategy provide a breakdown of CO2 emissions by local authority area. In 2014 (the most recently available data), emissions were 35% lower than in 1990 and 13.2% lower than the previous year. Annual emissions are influenced by factors such as weather conditions, local and national policies and drivers as well as the wider economy, and these factors will continue to influence future energy consumption and CO2 emissions.

Proportion of energy produced from renewable sources

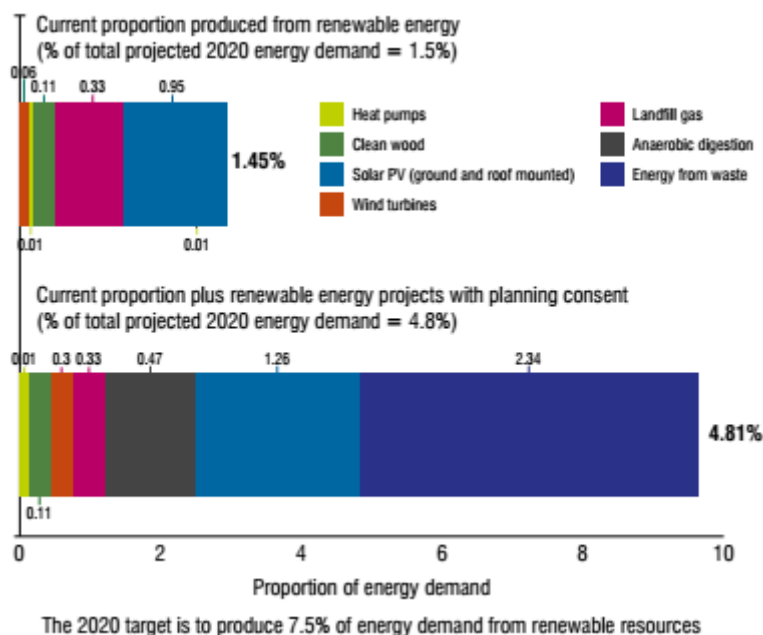


Fig 3.4

Source: Regen South West Regional Survey 2016 and South Gloucestershire Council

Commentary

The climate change strategy includes a target for 7.5% of South Gloucestershire's total energy demand (i.e. electricity, heat and transport) to be met from renewable sources by 2020.

Renewable energy currently generated in South Gloucestershire is equal to 1.5% of projected 2020 energy demand. If all the consented renewable energy schemes are developed, the amount of renewable energy being generated will be equal to 4.8% of projected 2020 total energy demand which is more than half of the 7.5% target. An assessment of opportunities to deliver additional renewable and low carbon energy in South Gloucestershire by 2020 is being undertaken, and feasibility studies into the potential for strategic district heat networks are currently underway.

Statutory Greenbelt change

Year	Statutory greenbelt change
2010/2011	None
2011/2012	None
2012/2013	None
2013/2014	- 205.47 ha
2014/2015	None
2015/2016	None

Table 3.8

Source: MapInfo (Cartesian Measure)

Commentary

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

There has been no change to the Statutory Green Belt area in South Gloucestershire for the 2015/2016 monitoring year.

Area of SSSI lost as a result of built development

Year	Amount of SSSI lost as a result of built development
2008/2009	None
2009/2010	None
2010/2011	None
2011/2012	None
2012/2013	None
2013/2014	None
2014/2015	None
2015/2016	None

Table 3.9

Source: Ecological Officer (South Gloucestershire Council)

Commentary

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

As is shown in Table 3.9, there are currently 22 SSSIs in South Gloucestershire which account for around 553ha of the District. The figures show 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.

Number of open spaces managed to Green Flag Award Standard

Commentary

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

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

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

Table 3.10

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

Informal recreational greenspace

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

Natural/Semi-Natural greenspace

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

Allotments

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

Outdoor sports

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

Children's play

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

N.B. Table 3.10 presents a district wide analysis at a snap shot in time of the provision available and does not therefore preclude the need to undertake a more detailed analysis of local provision levels in support of any development proposals.

5. Monitoring the Joint Waste Core Strategy (JWCS)

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

JWCS Strategic Objectives

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

Relevant Core Strategy Policies

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

JW1: Recycling/ Composting

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2015/16 (tonnes)	Capacity lost during 2015/16 (tonnes)	Capacity operational at 31/03/2016 (tonnes)	Capacity permitted but not operational at 31/03/2016 (tonnes)
Bath & North East Somerset		5,000	0	117,300	0
Bristol City		30,000	0	350,000	114,000
North Somerset		0	0	268,200	0
South Gloucestershire		0	0	203,220	2,500
(West of England	858,000 ¹	35,000	0	938,720t	116,500

¹ municipal, commercial & industrial waste

Source: The four West of England authorities

Commentary

There has been an increase in operational capacity for North Somerset from the 2014/15 data. This partly reflects the addition of a recycling firm which was already operating (at Winterstoke Road, Weston super Mare) prior to 2015/16 but which had not been reported upon.

There has been a permission in 2015/16 in BANES (Tunley Farm Estate) which led to an increase in operational capacity in that same financial year.

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

JW2: Recovery

Zone & indicative capacity/ requirement at 2026, as set out in the Spatial Strategy (Policy 5 of the JWCS)	Capacity of applications approved during 2015/16 (tonnes)	Capacity lost during 2015/16 (tonnes)	Capacity operational at 31/03/2016 (tonnes)	Capacity permitted but not operational at 31/03/2016 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa	35,000	0	115,000	1,087,000	0
C~150,000 tpa	0	0	0	125,000	0
D~60,000tpa	0	0	0	0	0
E~100,000tpa	0	0	15,000,	0	1.1
West of England = 800,000tpa	35,000	0	130,000	1,212,000	1.1

Source: The four West of England authorities

Commentary

There has been a change in the capacity operational as at 31/3/16 reflecting an error in previous records, concerning North Somerset: 5000t had been erroneously included in zone E when it should have been in A. That has now been corrected.

In the Bristol part of zone A as at the end of 31/3/16 there has been a significant upward change to the capacity permitted but not operational, (at the expense of the capacity operational). This is largely due to a site becoming no longer classed as operational, reflecting the discovery that the technology does not work. This has also affected the figure for electricity/heat output from an operational recovery facility.

JW3: Landfill

Hazardous/ non-hazardous Landfill

Unitary Authority	Indicative annual requirement at 31/3/2016 as set out in the JWCS ² (tonnes)	Site Name	Capacity of applications approved during 2015/16 (tonnes)	Landfill capacity which became unavailable during 2015/16 (tonnes)	Landfill operational at 31/03/2016 (tonnes)	Landfill permitted but not started at 31/03/2016 (tonnes)
Bath & North East Somerset		N/A	0	0	0	0
Bristol City		N/A	0	0	0	0
North Somerset		N/A	0	0	0	0
South Gloucestershire		Shortwood Landfill Site	0		2,000,000 / 200,000 per annum 2007-2019	0
West of England	654,000		0	0	2,000,000 / 200,000 per annum	0

Inert Landfill

Unitary Authority	Indicative annual requirement at 31/3/2016 as set out in the JWCS ³ (tonnes)	Site Name	Capacity of applications approved during 2015/16 (tonnes)	Landfill capacity which became unavailable during 2015/16 (tonnes)	Landfill operational at 31/03/2016 (tonnes)	Landfill permitted but not started at 31/03/2016 (tonnes)
Bath & North East Somerset		N/A	0	0	0	0
Bristol City		N/A	0	0	0	0
North Somerset		Lulsgate Quarry, Felton	0	0	202,000 tonnes per annum 2009-2015, plus approx 70,000 tonnes per annum for one year (2016)	0
		Durnford Quarry	0	0	Approx 382,500 tonnes per annum for	0

					20 years (2012-2032)	
South Gloucestershire		Shortwood Landfill Site	0	0	250,000 / 20,000 assumed to be for 12 years	0
South Gloucestershire		Berwick Farm Landfill Site	0	0	73,000 / 36,500 per annum for 2 years	0
South Gloucestershire		Beech Hill Farm, Westerleigh	0	0	0	45,000 / 2 years
West of England	578,000		0	0		

Source: The four West of England authorities

Commentary

There has been no new planning permissions for landfill capacity for hazardous/non-hazardous landfill and inert landfill over 2015/16.

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

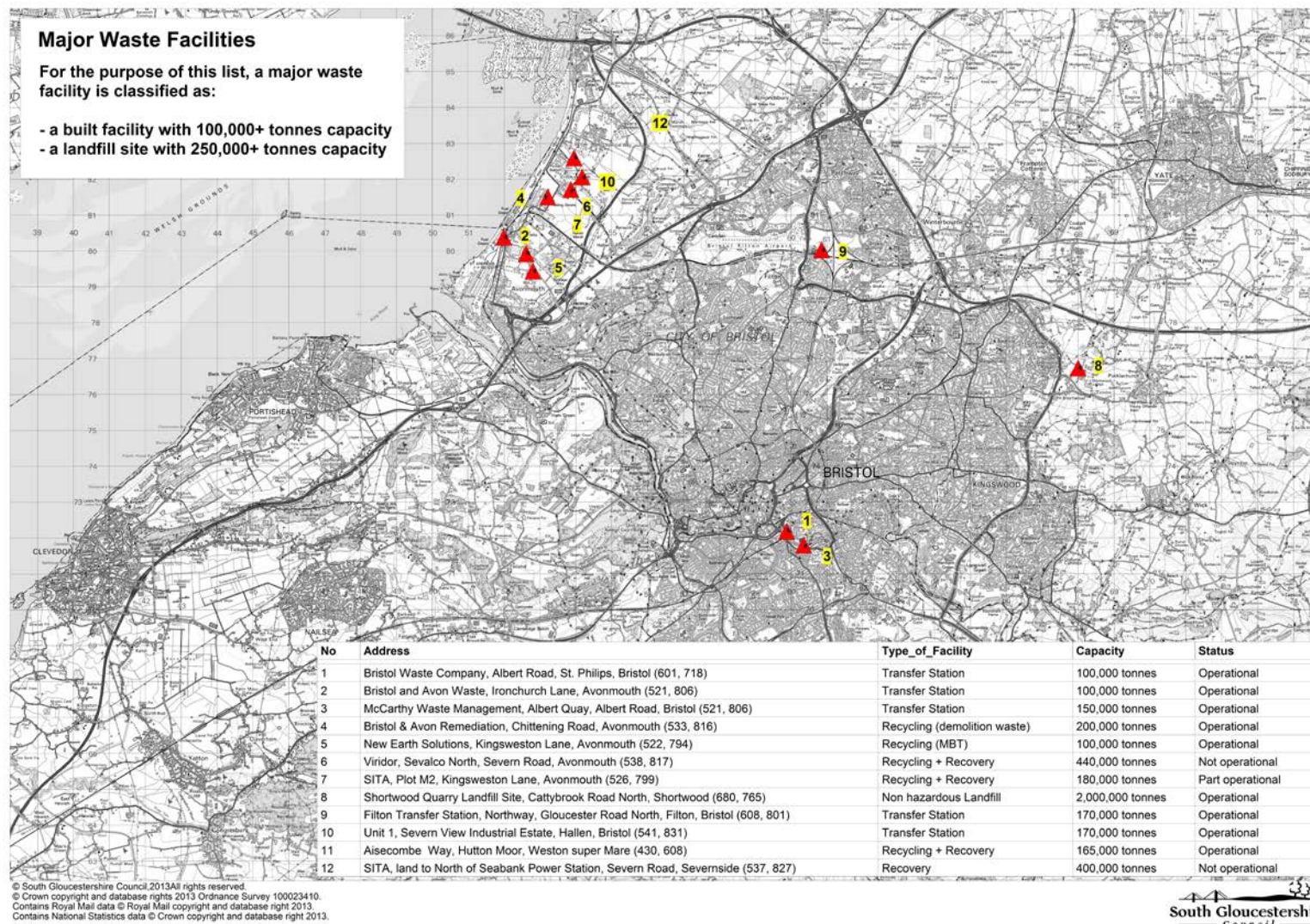
Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
2008/2009	78,016.74 (56.4%)	14 (<0.05%)	0	60,185.15 (43.5%)	0	138,215.89 (100%)
2009/2010	73,872.12 (55.0%)	12.82 (<0.05%)	0	60,334.99 (44.9%)	0	134,219.93 (100%)
2010/2011	68,361.17 (51.4%)	281.94 (0.2%)	0	64,444.21 (48.4%)	11.17 (<0.01%)	133,098.49 (100%)
2011/2012	21,097.26 (16.1%)	21.95 (<0.1%)	0	69,771.55 (53.3%)	39,957.25 (30.5%)	130,848.01 (100%)
2012/2013	20,259.04 (16.0%)	4.86 (<0.1%)	0	65,884.32 (52.1%)	40,278.66 (31.9%)	126,426.88 (100%)
2013/2014	19,536.4 (15%)	1,822.32 (1.4%)	0	68,940.32 (52.8%)	40,226.74 (30.8%)	130,525.78 (100%)
2014/2015	18,501.66 (14.7%)	41,462.88 (32.9%)	271.39 (0.2%)	62,591.19 (49.7%)	3,192.65 (2.5%)	126,019.77 (100%)
2015/2016	15,647.46 (12.5%)	44,331.96 (35.4%)	597.77 (0.5%)	62,270.23 (49.8%)	2,319.78 (1.8%)	125,167.20 (100%)

Table 5.5

Source: Waste Disposal Authority (South Gloucestershire Council)

Commentary

Table 5.5 shows that there has been a reduction in total waste arising in this monitoring year compared to last. A reduction in waste at Household Waste Recycling Centres (Sort It Centres) contributing to the overall reduction in waste, and that nearly half of South Gloucestershire's municipal waste is still being recycled or composted in this period. This year has also seen another reduction in the amount of waste sent to landfill and increase in the amount of waste incinerated with energy for waste (EfW) in line with the principles of the European Waste Hierarchy and move to reduce reliance on landfill as a primary means of waste disposal.



6. Duty to Co-operate

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

The West of England authorities work in partnership to reflect the challenges faced on planning, housing, transport, environment, waste and other strategic issues. All four authorities have brought their Core Strategy and visions and priorities together and published the West of England Strategic Framework. This single framework includes work to identify the infrastructure requirements to inform the West of England Local Enterprise Partnership’s work on the Revolving Infrastructure Programme and Growth Incentive element of the City Deal.

During 2015/16, the authorities have undertaken the following work to articulate their shared issues and priorities and to demonstrate their continued commitment to joint working.

Duty to Co-operate Schedule

The duty to co-operate schedule should be read alongside the West of England Strategic Framework and in the context with ongoing relationships with key agencies. The DtC schedule is updated as relevant cross boundary work is undertaken. Version 22, dated September 2015 was taken to the West of England Planning, Housing and Communities Board on 11th March 2016.

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

The purpose of the schedule is:

- to identify the strategic planning issues affecting more than one unitary authority area in the West of England;
- to define the processes for taking these issues forward; and

- to document outcomes delivered.

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

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

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

Sub-regional employment land requirements

The four West of England authorities jointly commissioned Atkins to carry out an Economic Development Needs Assessment, which was reported to the Planning Housing and Communities Board on 15th January 2016 and endorsed as part of the JSP evidence base. The EDNA will be reviewed alongside other evidence for the JSP following the consultation responses.

Strategic Housing Market Assessment

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

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

The West of England authorities with support from the West of England Office commenced work on undertaking a new SHMA to cover the period 2016-2036 in March 2013 and in December 2014, the Planning, Housing and Communities Board gave a steer for the SHMA to progress on the basis of a wider Bristol Housing Market Area (HMA), comprising of Bristol, South Gloucestershire and North Somerset. A Housing Market Reference Group (HMRG) was also set up in an advisory capacity to consider issues, assumptions and methodology at key stages of the SHMA review.

The Wider Bristol Strategic Housing Market Assessment Volume 1 Final Report was reported at the PHCB on 26th June 2015 and following minor revisions was published in July 2015.

Volume 1 of the SHMA defined the functional housing market area(s) across the West of England. The analysis identified separate housing market areas for Bristol and Bath; and the “best fit” for Wider Bristol was based on the combined local authority areas of Bristol, North Somerset and South Gloucestershire. The Volume 1 report also established the OAN for housing (both market and affordable) in the Wider Bristol HMA.

Volume 2 was published in November 2015 and supplements the key outputs from the SHMA presented in volume 1, through providing further information about the needs for different types of housing, including the appropriate mix of market and affordable housing and the needs of all types of housing.

Consultation feedback received about the SHMA and the associated OAN for the Wider Bristol HMA was considered by the local authorities, and the issues raised were discussed with ORS. The evidence base has been reviewed and the Joint Spatial Plan will plan to meet the needs arising from both the Bristol and the Bath housing market areas to 2036. The Bath SHMA has been updated to provide consistent information to 2036 and the Wider Bristol SHMA has also been updated and takes account of the representations received to the Issues and Options consultation. Information on both these documents is available at: <https://www.jointplanningwofe.org.uk>

Joint Spatial Plan and Transport Study (JSP)

The four West of England authorities are working together to prepare a Joint Spatial Plan (JSP) which will be the statutory planning document for the West of England. The JSP is being developed in accordance with statutory requirements, particularly around public consultation and engagement. It will provide the joint framework to ensure development requirements come forward across the West of England authorities' area up to 2036 in a planned and co-ordinated manner. This co-operation on strategic planning matters is complemented by the approach being taken on future strategic transport issues. A review of strategic transport proposals through the Joint Transport Study (JTS) will inform future development proposals and develop future strategic transport proposals up to 2036. The Joint Transport Study work programme is co-ordinated with the Joint Spatial Plan programme and shares key milestones.

Consultation on the issues and options was undertaken between 9th November 2015 and 26th January 2016 and the results reported to members in June 2016.

The second consultation stage on the emerging spatial strategy for the West of England, 'Towards the Emerging Spatial Strategy' and the 'Transport Vision Summary

Document' took place between 7th November and 19th December 2016. The second consultation document presented the updated housing and jobs, together with a potential set of locations and indicative capacities, to accommodate the level of development up to 2036, with justification for their inclusion. The Transport Vision also took account of the views of stakeholders and the public during the previous consultation and includes an ambitious set of integrated packages to tackle current challenges on the network, as well as addressing the impacts of developments included in the JSP.

Further technical documents have been produced and made available to support the 'Towards the Emerging Spatial Strategy' consultation, including:

- Urban Living Topic Paper
- Establishing the Joint Spatial Plan Housing Target
- West of England Stage 1 and 2 Green Belt Assessment – 2nd stage

Further information is available [here](#). Progress on this work is reported at public meetings of the Joint Transport Board; Planning, Homes and Communities Board; Strategic Leaders Board and Joint Scrutiny Committee.

Sustainability Appraisal

The four West of England authorities have prepared a [Sustainability Appraisal \(SA\) Scoping Report](#) to support the preparation of the JSP. Government regulations require consultation with the Environment Agency, Historic England and Natural England on the scope of this Appraisal. Consultation on the draft Scoping Report was undertaken between 15th June and 20th July 2015 and an initial SA Report was published in November 2015, alongside the JSP Issues and Options. This provided an initial high-level appraisal of the plan, and comments were invited on both the methodology and the findings.

Work is continuing to refine analysis as more information emerges, to ensure that all locations have been assessed to a comparable level of detail and consistently between the four authorities. Further information has been made available as part of the consultation between 7th

November and 19th December 2016 and a final Sustainability Appraisal Report will accompany the Submission Plan.

Green Belt Appraisal

The preparation of the JSP requires an evidence base which assesses the role and function of the existing Green Belt, which, alongside other evidence, will help inform choices about the form and location of new development. The JSP approach to the assessment of Green Belt reflects national best practice.

A two stage approach was undertaken. The first stage (November 2015) examined the Green Belt in the West of England as a whole and determined whether identified

cells served one or more of the purposes of Green Belt as set out in the NPPF. The second stage (September 2016) examined specific smaller parcels of land to determine their contribution to serving one or more of a selection of Green Belt purposes.

Joint Planning Data Group (JaPDoG)

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

To ensure consistency of approach to monitoring, colleagues are involved in co-ordinating the preparation of a methodology paper to support the review of Local Plans and to assist in the provision of an evidence base to support other work including bids, as well as informing strategic studies such as the Strategic Housing Market Assessment (SHMA) and the Joint Spatial Plan.

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

Local Aggregates Assessment (LAA)

As has been the case in previous years, the LAA has been prepared jointly by the four unitary authorities which together comprise the West of England (WoE) sub region. The LAA is part of the evidence base to inform the Local Plan of each of the four authorities and covers the period 2005-2014.

(See Appendix B of the 2016 AMR for Commentary on Expected Completions)

[illegible]

			Past Completions													Years 1 to 5					Years 5 to 10					Year 11		
			06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27+	Total			
RLS Ref.	Planning Application Number	Address																										
0071		Downend Lower School, Northview, Downend			9	30	13																		52			
0073		Kingsway Engineering, Hanham		14																					14			
0074		Lintham Drive, Kingswood			20	48																			68			
0075		36 High Street, Staple Hill		13																					13			
0076		Rear of Cossham Street, Mangotsfield			13																				13			
0077		Former Courtaulds Factory, Staple Hill			21	24																			45			
0079		Bath Road, Thornbury			30	15																			45			
0080		Cambrian Drive/Wellington Road, Yate					60	10																	70			
0081		Cattle Market, Thornbury			22																				22			
0082		Siblands, Gillingstool, Thornbury			15	8																			23			
0084		BFS Diecutting, 27 Hanham Road, Kingswood						14																	14			
0085		Adj.22 Memorial Road, Hanham				14																			14			
0086		Queens Road, Cadbury Heath			9																				9			
0088		Prory Court, Hanham				28																			28			
0090		Broad Street/Beaufort Road, Staple Hill			14																				14			
0091		Passage Road, Almondsbury						10	2																12			
0092		Adjacent to Southmead Road, Filton						65																	65			
0093		23 Stanbridge Road, Downend								-1	12														11			
0094		Factory, Morley Road, Staple Hill						3	29																32			
0097		Wall Tynning Nursing Home, Bitton		-2	11																				9			
0099		95 High Street, Kingswood					10																		10			
0100		148 Hanham Road, Kingswood			14																				14			
0101		Former Police Station, High Street, Kingswood					14																		14			
0102		17 and 25a Overhill Road, Downend				-1	-1	38																	36			
0105		Power Electrics, Morley Road, Staple Hill						14																	14			
0107		Roseacre, Harry Stoke Road, Stoke Gifford					14																		14			
0109	PT11/3811/F	Rear of 13, 14 and 15 Harry Stoke Road, Stoke Gifford								4	3	6													13			
0110		Soundwell Centre, Soundwell						11																	11			
0111		67-73 Bath Road, Longwell Green				-3	29																		26			
0112		The Rotunda Club, Moravian Road, Kingswood							14																14			
0114		894-896 Filton Avenue, Filton							-2	10															8			
0115		Fiveways, New Cheltenham Road, Kingswood						40																	40			
0116		Factory Site, Portland Street, Staple Hill						30																	30			
0117		Sir Bernard Lovell Playing Fields, Oldland Common								13															13			
0118		Former School, Beaufort Road, Downend					63																		63			
0119		Land adjacent Hares Farm, Mapleridge Lane				10																			10			
0120		Land at Abbots Road, Hanham							14																14			
0122		The Meads, Frampton Cotterell						88	73	27															188			
0123		Sea Stores, Kennedy Way, Yate						4	111	60	53														228			
0124		Land at Parkway North, Stoke Gifford					2	32																	34			
0129a	PK12/1828/F	Barnhill Quarry, Chipping Sodbury										60													60			
0130		Land at junction of Whittucks Road and Abbots Road, Hanham						15	19																34			
0131		Land off Catbrain Hill, Cribbs Causeway							2	42	6														50			
0139		Former Coopers Works, Westerleigh Road, Yate								82	10														92			
0140		Rear of 60 Wotton Road, Charfield							6	10															16			
0141		Land at Savages Wood Road, Bradley Stoke							74																74			
0143		Frome Court, Thornbury								14															14			
0144		Land off Broad Lane, Yate								14															14			
0146	PK13/2792/RM	Blackhorse Day Centre, Mangotsfield									27	4													31			
0149		Prinknash Court, Abbotswood, Yate									-4														-4			
0150		28-50 Gloucester Road, Patchway							-12																-12			
0154		Police Station, Thornbury									36														36			
0157		Moravian Road, Kingswood									16														16			
0159a		University of the West of England - Student housing									38														38			
0162	PT13/3396/F	Former Police Station, Filton									3	15													18			
0174d		Oldlands/Newlands, Coalpit Heath - Merlin schemes (PT14/0943/PND)									-10														-10			
0174f	PT14/1836/F	Ware Court, Winterbourne - Merlin scheme (PT14/1836/F)										-4													-4			
0174g	PT14/0344/F	Newleaze House, Filton - Merlin scheme (PT14/0344/F)									-37	16													-21			
0174j		Oldlands/Newlands, Coalpit Heath - Merlin schemes (PT14/4451/PND)									-8														-8			
0174k	PT14/1492/F	7 Oldlands Ave, Coalpit Heath - Merlin scheme (PT14/1492/F)										22													22			
		Small Sites fewer than 10 dwellings - North Fringe of Bristol	27	67	49	46	35	21	22	30	43	32													372			
		Small Sites fewer than 10 dwellings - East Fringe of Bristol	76	150	172	121	67	75	101	66	104	132													1,064			
		Small Sites fewer than 10 dwellings - Chipping Sodbury	1	1	0	0	4	1	2	15	6	5													35			
		Small Sites fewer than 10 dwellings - Yate	6	10	17	2	16	7	5	12	2	5													82			
		Small Sites fewer than 10 dwellings - Thornbury	10	18	2	9	8	2	5	9	6	11													80			
		Small Sites fewer than 10 dwellings - Elsewhere	98	100	92	89	67	63	70	70	66	90													805			
0008	PT03/3143/O	Charlton Hayes														37	200	41							278			
0008g	PT16/1319/RM	Charlton Hayes (PT16/1319/RM) - Bovis [H3, H4, H5]											21	40	57										118			
0008l	PT12/3040/RM	Charlton Hayes (PT12/3040/RM) - Bovis [Part H52]					65			6					3										9			
0008q	PT13/4148/RM	Charlton Hayes (PT13/4148/RM) - Goodman [MU5, MU6]													26	30									56			
0008t	PT14/4954/RM	Charlton Hayes (PT14/4954/RM) - Bellway [H40, H47, H48]										38	52	30											120			

			Past Completions										Years 1 to 5					Years 5 to 10					Year 11		
			06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27+	Total
RLS Ref.	Planning Application Number	Address																							
0008u	PT16/0832/RM	Charlton Hayes (PT16/0832/RM) - Barratt [H41 to H46, H49]											25	40	50	50	40								205
0008v	PT15/1349/RM	Charlton Hayes (PT15/1349/RM) - Bovis [MU2]											36												36
0008w	PT15/3344/RM	Charlton Hayes (PT15/3344/RM) - Linden [H38]										4	17	7											28
0008x	PT15/1676/RM	Charlton Hayes (PT15/1676/RM) - Bovis [H15, H16]											38	37											75
0008y	PT15/5088/RM	Charlton Hayes (PT15/5088/RM) - Bovis [H14, H17]											21	21	21										63
0008z	PT15/5106/RM	Charlton Hayes (PT15/5106/RM) - Linden [H37]											32	33											65
0008aa	PT16/4740/RM	Charlton Hayes (Pending) - Bovis [LC2]													55										55
0009	PT02/3497/F	Former Lime Works, Itchington										3	14												17
0010g	PT15/0870/RM	Wallscourt Farm (Phase 5 part) (PT15/0870/RM)											32												32
0011a	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)											50	100	100	34									284
0011b	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)												81	180										261
0011c	PT15/1179/O	East of Coldharbour Lane - Phase 2 (PT15/1179/O)															100	49							149
0021	PT06/1001/O	Land at Harry Stoke, Stoke Gifford														50	100	150	150	150	150	150	100	34	1,034
0021a	PT12/1302/RM	Land at Harry Stoke, Stoke Gifford (PT12/1302/RM)								54	68	35	9												166
0035	PK10/1057/F	South of Douglas Road, Kingswood																50	50	59					334
0036a	PK04/1965/O	GHQ Emersons Green												46	143	210	264	103							766
0036ab	PK13/2741/RM	GHQ Emersons Green (PK13/2741/RM) - Barratt [Parcels 6 & 7]									46	62	21												129
0036ac	PK13/2648/RM	GHQ Emersons Green (PK13/2648/RM) - Taylor Wimpey [Parcel 2]									68	7					11								86
0036af	PK13/2649/RM	GHQ Emersons Green (PK13/2649/RM) - Taylor Wimpey [Parcels 9 & 10]									2	51	82												135
0036ag	PK14/4110/RM	GHQ Emersons Green (PK14/4110/RM) - Persimmon [Parcel 12]										43	56												99
0036ah	PK15/0681/RM	GHQ Emersons Green (PK15/0681/RM) - Barratt [Parcel 11]											48	48											96
0036ai	PK14/3540/RM	GHQ Emersons Green (PK14/3540/RM) - Bellway [Parcels 13 & 14]										12	53	53											118
0036aj	PK15/1174/RM	GHQ Emersons Green (PK15/1174/RM) - Persimmon [Parcel 15]											57												57
0036ak	PK16/0540/RM	GHQ Emersons Green (PK16/0540/RM) - Persimmon [Parcel 22]												28	28										56
0036al	PK15/5115/RM	GHQ Emersons Green (PK15/5115/RM) - Taylor Wimpey [Parcels 23 & 24]											10	39	39										88
0036am	PK16/2568/RM	GHQ Emersons Green (PK15/2568/RM) - Persimmon [Parcel 1]												30	30	30									90
0036an	Pre-App	GHQ Emersons Green (Pre App) - Taylor Wimpey [Parcels 17 7 18a]												31	35	35									101
0036b	PK09/1009/O	Gateway Site Emersons Green												9	37										46
0036ba	PK14/2715/RM	Gateway Site Emersons Green (PK14/2715/RM) - Linden [Parcel 2]										41	50	35											126
0036bb	PK15/2918/RM	Gateway Site Emersons Green (PK15/2918/RM) - Taylor Wimpey [Parcel 1]											50	50	28										128
0039	PK04/1724/O	Waterworks Site, Soundwell Road																25	25	25					75
0095	PK08/1530/F	Kingswood Trading Estate, Kingswood											33	24											57
0127	PK10/2627/F	Mount Pleasant Farm, Longwell Green												35	35										70
0128	PK15/0532/F	Intier Site, Bitton (PK15/0532/F)												50	63										113
0129b	PK14/0612/RM	Barnhill Quarry, Chipping Sodbury										53	28	28											109
0132	PT11/1442/O	North of Park Farm, Thornbury (PT11/1442/O)													48	100	51	52	52	51	20				374
0132a	PT13/0919/RM	North of Park Farm, Thornbury (PT13/0919/RM)											48	50	28										126
0133	PK12/1913/O	Land at North Yate - Heron (PK12/1913/O)													125	250	250	250	250	250	250	250	250	325	2,450
0133a	PK13/1185/RM	Land at North Yate (PK13/1185/RM) - Peg Hill								6	75		79	75											235
0137	PK15/0718/RM	Hill View and Hill Top, Woodstock Road, Kingswood										-2	14												12
0138	PT13/0002/O	Frenchay Hospital													12	50	50	50	50	50	50	40			402
0138a	PT15/5412/RM	Phase 1 Frenchay - Redrow (PT15/5412/RM)												50	38										88
0145	PK14/4698/F	Minelco site, Randolph Avenue, Yate										1	16	17											34
0147	PK14/0120/F	Rodford Primary School, Yate (PK14/0120/F)										31	26												57
0151	PT12/2395/O	North of Morton Way, Thornbury													33	50									83
0151a	PT12/2395/O	North of Morton Way, Thornbury									31	65	13												109
0151b	PT15/5060/RM	North of Morton Way, Thornbury (PT15/5060/RM)											41	50	17										108
0153	PT13/0510/F	Adj.The Burltons, Cromhall												11											11
0155	PT13/0404/O	Cedar Lodge, Charlton Common, Patchway												13											13
0156	PT12/3707/O	Eastwood Park, Falfield												-10	20										10
0158	PT13/0870/O	Alexandra Way, Thornbury													15	15									30
0160	PK13/2851/F	Former Police Station, Staple Hill											48												48
0161	PK14/4964/F	Wapley Court, Yate (PK14/4964/F)											24												24
0163	PK15/1260/F	Cadbury Heath Youth Centre, Park Road, Warmley											5	20											25
0164	PK15/2533/F	Concrete Plant, Quarry Road, Chipping Sodbury												6	5										11
0165	PT13/3101/F	Pound Mill, Lower Morton, Thornbury											12												12
0166	PT14/4961/F	Alexandra, Midland Way, Thornbury											23												23
0167	PT14/1886/O	R/O Dick Lovett, Laurel Hill, Cribbs Causeway												-2	10	50	50								108
0174a	PT14/1490/F	15 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1490/F)											-2	6											4
0174b	PT14/1489/F	Bell Rd. Coalpit Heath - Merlin scheme (PT14/1489/F)									-2			4											2
0174c	PT14/1518/F	Ridings Rd. Coalpit Heath - Merlin scheme (PT14/1518/F)											-4	8											4
0174e	PT14/1496/F	Willow Way, Coalpit Heath - Merlin scheme (PT14/1496/F)											-6	8											2
0174h	PK14/4994/F	Algars Drive, Iron Acton - Merlin scheme (PK14/4994/F)											-8	14											6
0174i	PK14/4995/F	Nibley Lane, Iron Acton - Merlin scheme (PK14/4995/F)											-8	13											5
0174l	PT14/1517/F	12 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1517/F)											-2	17											15
0174m	PK14/3334/PND	Algars/Chilwood, Iron Acton - Merlin scheme (PK14/3334/PND)											-2												-2
0174n	PT15/1262/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1262/F)											-6	11											5
0174o	PT15/1265/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1265/F)											-4	4											0
0174p	PT15/2099/F	Coalville Rd. Coalpit Heath - Merlin scheme (PT15/2099/F)												4											4
0174q	PK15/1640/F	Garage site, James Road, Soundwell (PK15/1640/F)											5												5
0174r	PT15/5445/PND	Canberra Grove, Filton (Merlin Phase 2)											-4												

			Past Completions													Years 1 to 5					Years 5 to 10					Year 11		
			06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27+	Total			
RLS Ref.	Planning Application Number	Address																										
0174s	PT15/5379/PND	Rodney Crescent, Filton (Merlin Phase 2)											-8												-8			
0174t	PT15/5447/PND	Collins Avenue, Little Stoke (Merlin Phase 2)											-10												-10			
0174u	PT15/5376/PND	Rossall Avenue, Little Stoke (Merlin Phase 2)											-2												-2			
0174v	PT15/5378/PND	Bude Rd & Conygre Grove, Filton (Merlin Phase 2)											-12												-12			
0174w	PK15/1651/F	Irving Close, Staple Hill (PK15/1651/F)											-20	25											5			
0175	PT14/0760/F	Extra Care scheme Charlton Hayes (PT14/0760/F) [H24, LC3]											24	29											53			
0177	PT14/3203/F	Charlton House, Filton (PT14/3203/F)											22												22			
0178	PK14/2628/F	17-19 Edgeware Road, Staple Hill (PK14/2628/F)											-2	12											10			
0182	PT14/4404/F	98 Gloucester Road, Filton (PT14/4404/F)											-1	10											9			
0183	PK15/0579/F	47 Broad Street, Staple Hill (PK15/0579/F)											10												10			
0184	PK15/1645/F	2-4 Hanham Road, Kingswood (PK15/1645/F)											10												10			
0185	PT14/2778/O	Land at Day House Leaze, Wotton Road, Charfield												16	15										31			
0186	PT14/2849/F	Bonnington Walk, Stoke Gifford (PT14/2849/F)										1	32	31	31										95			
0187	PT16/1503/RM	South of Wotton Road, Charfield (PT16/1503/RM)											10	48	48										106			
0036c		Safeguarded land, Emersons Green																50	50	100	150	100	50		500			
0133		Land at North Yate - Taylor Wimpey																		30	150	120			300			
0134a	PT14/0565/O	Cribbs/Patchway NN - West of A4018 (PT14/0565/O)													150	150	150	100	100	100	100	100	50		1,000			
0134ba	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill (PT12/1930/O)													150	150	150	150	150	150	150	50			1,100			
0134bb		Cribbs/Patchway NN - Charlton Common (Pre-App)															80								80			
0134c	PT14/3876/O	Cribbs/Patchway - Former Filton Airfield (PT14/3876/O)													100	250	250	250	250	250	250	250	250	900	2,750			
0134d		Cribbs/Patchway NN - Remainder of Area													50	50	100	100	100	100	100	100	100	150	750			
0135		New Neighbourhood - East of Harry Stoke													50	100	150	200	250	250	250	250	250	100	1,600			
0148		The Heath/Newton House, Cadbury Heath																							0			
0169	PT14/5028/O	Goodmans additional land "Northfield Park" (PT14/5028/O)													60	60									120			
0188	PT15/3219/F	29 Cabot Court, Filton												11											11			
0189	PK15/3950/F	Land off High Street, Hanham													54										54			
0190	PT15/2917/O	Land at Post Farm, Thornbury (PT15/2917/O)													75	50									125			
0191	PT15/0510/F	Lockleaze Recreation Ground, Stoke Gifford (PT15/0510/F)											26	50	50	26									152			
0174?		Phase 2 - Merlin schemes (Little Stoke)												18											18			
0174?		Phase 2 - Merlin schemes (Filton)												40											40			
0174?		Other Merlin Scheme (Downend)												22											22			
0192	PK15/4995/F	Wesleyan Chapel, Blackhorse Road, Kingswood (PK15/4995/F)												15											15			
		Small Sites *											210	210	210	210	210	210	210	210	210	210	210	1,890	4,200			
			689	1,003	916	742	714	923	823	1,095	1,224	1,107	1,425	1,774	2,252	1,994	2,023	1,689	1,637	1,745	1,710	1,660	1,420	3,399	31,964			
			Total 2006 to 2016										Total 2016 to 2021					Total 2021 to 2026					Total					
			9,236										9,468					8,441					1,420					
													28,565															

Key



Sites fully complete. This category comprises Large sites of 10 homes or more which are listed individually and Small sites of less than 10 dwellings which are aggregated by area.



Sites with planning permission. This category comprises Large sites of 10 homes or more with outline, detailed, and/or reserved matters permission which are listed individually.



Sites awaiting the completion of a S106 agreement, allocated in the South Gloucestershire Local Plan, identified in the Core Strategy, or allocated in the Policies Sites and Places Plan.



Sites currently progressing through the development management process.

Note

Small Sites *

Small sites are sites fewer than 10 homes and total 745 with planning permission (outline, detailed, and/or reserved matters) of which 271 are under construction (April 2016). Monitoring of past completions of small sites reveals an annual average of 244 units since the start of the SGC Core Strategy period. To reflect these figures a conservative allowance of 210 dwellings per annum, has been assumed.

Appendix B: Commentary on Expected House Completions - 2016

RLS Ref	Location	Assessment	Commentary on Deliverability
0008	Northfield	Available	<input checked="" type="checkbox"/> <p>April 2016 Outline planning permission granted (2008), with a Deed of Variation approved in Dec 2010 to address viability concerns regarding the site and ensuring the scheme is NPPF compliant. Succession of reserved matters applications submitted to date, all determined by SGC in a timely manner and thereafter implemented. Masterplans for phases 2 and 3 approved and design codes submitted under conditions attached to the outline, thereafter reserved matters applications for those phases can be submitted. Overall completions expected to be in the region of 250 dwellings per annum over the whole site with site fully complete within the "Five Year" period. October Update - Further Reserved Matters applications approved and one Reserved Matters application (PT16/4740/RM) pending decision for total of 55 homes leaving an overall balance of 278 homes covered by Outline.</p> <p>Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust - new reserved matters application for 55 units. Total reflects 250 dpa across the whole site.</p>
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>
	Patchway	Achievable	<input checked="" type="checkbox"/>
	"Charlton Hayes"		
0008g	Northfield	Available	<input checked="" type="checkbox"/> <p>April 2016 Site part of original Outline planning permission. October Update - Site has Reserved Matters planning permission and site preparation works under way.</p> <p>Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust.</p>
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>
	Patchway	Achievable	<input checked="" type="checkbox"/>
	"Charlton Hayes"		
0008i	Northfield	Available	<input checked="" type="checkbox"/> <p>April 2016 Three homes remain to be completed on site of sales centre. October Update - Unchanged. Site expected to be complete within the next 2 years.</p>
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>
	Patchway	Achievable	<input checked="" type="checkbox"/>
	"Charlton Hayes"		

RLS Ref	Location	Assessment	Commentary on Deliverability
0008q	North Field	Available	<input checked="" type="checkbox"/> <p>April 2016 No activity on site. October Update - Alternative proposals under consideration both are Full applications (PT16/4976/F - 40 retirement apartments, and PT16/4975/F - 60 Extra Care units). If original scheme goes ahead site expected to be complete within the next 2 to 3 years. If alternative proposals go ahead the units would be in addition to overall Charlton Hayes total of 2,200 homes.</p> <p>Independent assessment by BNP Paribas confirms current forecast robust.</p>
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>
	Patchway	Achievable	<input checked="" type="checkbox"/>
	"Charlton Hayes"		
0008t	Northfield	Available	<input checked="" type="checkbox"/> <p>April 2016 Construction commenced and first homes complete. October update - 38 homes complete and 50% of the remaining homes under construction.</p>
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>
	Patchway	Achievable	<input checked="" type="checkbox"/>
	"Charlton Hayes"		
0008u	Northfield	Available	<input checked="" type="checkbox"/> <p>April 2016 Planning application received. October Update - Planning permission granted and site preparation works commenced.</p> <p>Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust.</p>
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>
	Patchway	Achievable	<input checked="" type="checkbox"/>
	"Charlton Hayes"		
0008v	Northfield	Available	<input checked="" type="checkbox"/> <p>April 2016 Site under construction. October Update - Site complete.</p>
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>
	Patchway	Achievable	<input checked="" type="checkbox"/>
	"Charlton Hayes"		

RLS Ref	Location	Assessment	Commentary on Deliverability
0008w	Northfield	Available	<input checked="" type="checkbox"/> April 2016 Site under construction and first homes complete. October Update - Site well advanced with final 7 homes under construction. Site expected to be complete within the next 18 months.
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008x	Northfield	Available	<input checked="" type="checkbox"/> April 2016 Site under construction. October Update - Site well advanced with 14 homes complete and 52 homes under construction. Site expected to be complete within the next 2 years.
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008y	Northfield	Available	<input checked="" type="checkbox"/> April 2016 Site not started. October Update - First homes under construction. Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust - fewer homes under construction at October 2016 than anticipated therefore completion numbers amended.
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008z	Northfield	Available	<input checked="" type="checkbox"/> April 2016 Construction commenced. October Update - 26 homes under construction. Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust.
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		

RLS Ref	Location	Assessment	Commentary on Deliverability
0009	Former Lime Works	Available	<input checked="" type="checkbox"/> April 2016 construction commenced and first homes complete and remaining homes under construction. October Update - 11 homes complete and remainder well advanced. Site expected to be complete within the next 12 months.
	Itchington	Suitable	
		Achievable	
0010g	Cheswick	Available	<input checked="" type="checkbox"/> April 2016 Site under construction. October Update - Site complete.
	Filton Road Stoke Gifford "Phase 5"	Suitable	
		Achievable	
0011a	Land east of	Available	<input checked="" type="checkbox"/> April 2016 First homes under construction. October Update - 23 homes complete and a further 75 homes under construction. See also sites 0011b and 0011c.
	Coldharbour Lane Stoke Gifford	Suitable	
		Achievable	
0011b	Land east of	Available	<input checked="" type="checkbox"/> April 2016 Site has planning permission. Extra Care housing element of phase 1 of a hybrid application (See also site 0011a and 0011c). October Update - Site under construction.
	Coldharbour Lane Stoke Gifford	Suitable	
		Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0011c	Land east of Coldharbour Lane Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2016 Site has planning permission. Phase 2 of a hybrid application (See also site 0011a and 0011b). October Update - No change,
0021	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2016 Outline planning permission granted (2007) initial phase "Highbrook Park" (see site 0021a) nearing completion. October Update - Site 0021a complete. To reflect delay due to developer led delays only 150 new homes expected within the 5 Year period. Independent assessment by BNP Paribas confirms: Controlling developer's commercial position continues to create delays. Housing forecast updated to reflect this.
0021a	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2016 Construction on site nearing completion. October Update - Site complete.
0035	South of Douglas Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2016 Full planning permission granted. Viability was addressed at planning stage and so available, but only likely to proceed as a small single block conversion in the Five Year period. October 2016 Update - No change. Independent assessment by BNP Paribas confirms developer will be submitting to remove outstanding conditions and demolition is envisaged to begin during the first week of December 2016. Housing forecast updated to reflect this.

RLS Ref	Location	Assessment	Commentary on Deliverability
0036a	Emersons Green	Available	<input checked="" type="checkbox"/> <p>April 2016 Outline planning permission approved. A number of Reserved Matters applications approved and construction well advanced. It is expected that in the region of 275 homes per annum will be constructed across the site. October Update - Further Reserved Matters applications approved and preliminary application discussions on site for 101 homes leaving a balance of 766 homes covered by the Outline planning permission.</p> <p>Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust - totals across the whole site equal 275 dpa.</p>
		Suitable	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>
0036ab	Parcels 6 and 7	Available	<input checked="" type="checkbox"/> <p>April 2016 Construction well advanced. October Update - Site substantially complete last 8 homes under construction.</p>
	Emersons Green East	Suitable	<input checked="" type="checkbox"/>
	"Lyde Green"	Achievable	<input checked="" type="checkbox"/>
0036ac	Parcel 2	Available	<input checked="" type="checkbox"/> <p>April 2016 Construction well advanced and almost 90% of homes complete. October Update - No change.</p>
	Emersons Green East	Suitable	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>
0036af	Parcels 9 and 10	Available	<input checked="" type="checkbox"/> <p>April 2016 Construction well advanced. October Update - Almost 40% of site complete and over 50% of the remaining homes under construction.</p>
	Emersons Green	Suitable	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

RLS Ref	Location	Assessment	Commentary on Deliverability
0036ag	Parcel 12	Available	<input checked="" type="checkbox"/> April 2016 Construction well advanced and almost half the homes complete. October Update - Almost 70% of site complete and all but 8 of the remaining homes under construction.
	Emersons Green	Suitable	
		Achievable	
0036ah	Parcel 11	Available	<input checked="" type="checkbox"/> April 2016 Site has planning permission. October Update - Site under construction. Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust - site under construction at October survey and units expected to be complete by April 2017.
	Emersons Green	Suitable	
		Achievable	
0036ai	Parcels 13 and 14	Available	<input checked="" type="checkbox"/> April 2016 Site under construction and first homes complete. October Update - Over 75% of site either complete or under construction.
	Emersons Green	Suitable	
		Achievable	
0036aj	Area 15	Available	<input checked="" type="checkbox"/> April 2016 Site under construction. October Update - 22 homes complete and over 50% of the remaining homes under construction.
	Emersons Green	Suitable	
		Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0036ak	Parcel 22	Available	<p>April 2016 Site covered by Outline planning permission. October Update - Site has Reserved Matters planning permission.</p> <p>Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust.</p>
	Emersons Green	Suitable	
		Achievable	
0036al	Parcels 23 & 24	Available	<p>April 2016 Site covered by Outline planning permission. October Update - Site has Reserved Matters planning permission and first unit under construction.</p> <p>Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust.</p>
	Emersons Green	Suitable	
		Achievable	
0036am	Area 1	Available	<p>April 2016 Site covered by Outline planning permission. October Update - Site has Reserved Matters planning permission.</p> <p>Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust.</p>
	Emersons Green	Suitable	
		Achievable	
0036b	Emersons Green	Available	<p>April 2016 Outline planning permission approved and S106 Agreement signed. First two Reserved Matters applications approved and construction well advanced. October Update - No change balance equals 46 homes covered by Outline.</p> <p>Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust.</p>
		Suitable	
		Achievable	

RLS Ref	Location	Assessment		Commentary on Deliverability
0036ba	Gateway Site	Available	<input checked="" type="checkbox"/>	April 2016 Site under construction. October Update - First homes complete and over 40% of the remaining homes under construction.
	Emersons Green East	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0036bb	Gateway Site	Available	<input checked="" type="checkbox"/>	April 2016 Site not started. October Update - Site under construction. Independent assessment by BNP Paribas confirms all outlets selling well and forecast robust.
	Emersons Green East	Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	
0036c	Emersons Green	Available	<input type="checkbox"/>	April 2016 Site expected to follow completion of other Emersons Green sites. October Update - Screening request for 300 homes on approximately 2/3rds of site recieved.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input type="checkbox"/>	
0039	Waterworks Site	Available	<input type="checkbox"/>	April 2016 Site remains occuppied by Bristol Water. Outline planning approval gained in December 2008. The illustrative layout shows how the site could accommodate 75 units. Consent for extension of time K11/3750/EXT 31/07/2015. Whilst there is no evidence to suggest the site will not come forward within the "Five year" period, it is considered prudent to discount the site's contribution to housing supply within the "Five year" period. October Update - No change.
	Soundwell Road	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0095	Kingswood Trading Estate	Available	✓ April 2016 Site preparation works commenced. October Update - 33 units under construction. Independent assessment by BNP Paribas confirms site under construction at October 2016.
	Elmtree Way	Suitable	✓
	Kingswood	Achievable	✓
0127	Mount Pleasant Farm	Available	✓ April 2016 Existing buildings partly demolished. Conditions were discharged in January 2015 and first home under construction. October Update - Construction re-commencing January 2017. Independent assessment by BNP Paribas confirms demolition begun on site and plot completions due 2017/2018.
	Longwell Green	Suitable	✓
		Achievable	✓
0128	Former Intier Site	Available	✓ April 2016 No activity on site. October Update - Clearance works commenced. Independent assessment by BNP Paribas confirms: Linden have purchased to build out, site clearance begun and first completions estimated during 2017/18 housing forecast updated to reflect this.
	Bath Road	Suitable	✓
	Bitton	Achievable	✓
0129b	Land at	Available	✓ April 2016 Site well advanced. October Update - Site over 75% complete with majority of remaining homes under construction.
	Barnhill Quarry	Suitable	✓
	Chipping Sodbury "Barnhill Gate"	Achievable	✓

RLS Ref	Location	Assessment	Commentary on Deliverability
0132	Land north of	Available	<input checked="" type="checkbox"/> <p>April 2016 Awaiting decision on Reserved Matters application for phases 2, 3, and 4 PT15/5528/RM . October Update - No change.</p> <p>Independent assessment by BNP Paribas confirms that this is a later phase of existing site which is currently trading, awaiting determination on RM application viability exercise, forecast more than likely robust given performance of earlier phase.</p>
	Park Farm	Suitable	<input checked="" type="checkbox"/>
	Butt Lane	Achievable	<input checked="" type="checkbox"/>
	Thornbury		
0132a	Park Farm	Available	<input checked="" type="checkbox"/> <p>April 2016 Site under construction. October Update - First homes complete and some 80% of the remaining homes under construction.</p>
	Butt Lane	Suitable	<input checked="" type="checkbox"/>
	Thornbury	Achievable	<input checked="" type="checkbox"/>
	"Phase 1"		
0133	New Neighbourhood	Available	<input checked="" type="checkbox"/> <p>April 2016 Submission of infrastructure Reserved Matters expected by end of August 2016. First phase infrastructure expected to start March 2017. First housebuilder Reserved Matters expected by Autumn 2017 with first occupations in 2018. Delivery assumptions comparable to Emersons Green site 0036a in region of 250 and 275 dpa. Taylor Wimpey part of site (300 homes) expected to come forward as the back end of the main site is opened up. October Update - No change.</p> <p>Independent assessment by BNP Paribas confirms: December committtee for approval of master plan then detailed design code and reserved matters in 2017. Housing forecast robust.</p>
	Yate	Suitable	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

RLS Ref	Location	Assessment	Commentary on Deliverability
0133a	Land north of	Available <input checked="" type="checkbox"/>	April 2016 Construction well advanced with first 81 homes completed. October Update - A further 50 homes completed and over 2/3rds of remaining homes under construction. Independent assessment by BNP Paribas confirms: Site well advanced so site expected to be complete earlier than anticipated. Housing forecast updated to reflect this.
	Peg Hill	Suitable <input checked="" type="checkbox"/>	
	Yate	Achievable <input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0134a, 0134ba, 0134bb, 0134c, 0134d	New Neighbourhood	Available	<input checked="" type="checkbox"/> <p>Site comprises five main parcels: 0134a, 0134ba, 0134bb, 0134c and 0134d</p> <p>Site 0134a. April 2016 Developer has land acquisition and planning challenges which are causing delays and envisage first sale no earlier than April 2018. Outline planning application PT14/0565/O currently being considered. Likely start on site in 2017/2018. October Update - No Change. Independent assessment by BNP Paribas confirms: Developer awaiting agreement on Framework agreement and then individual S106 - Outline application running. Housing forecast updated to reflect this.</p> <p>Site 0134ba. April 2016 Application PT12/1930/O for 1,100 homes. Start on site delayed due to land owner delays. Developer progressing their acquisition process, first infrastructure completion October 2016 and first sales April 2017. October Update - Delayed. Independent assessment by BNP Paribas confirms: Developer awaiting agreement on Framework agreement and then individual S106. Housing forecast updated to reflect this.</p> <p>Site 0134bb. April 2016 Requires developer at Fishpool Hill to complete first phase infrastructure which will create a delay in delivery. October Update - No Change. Independent assessment by BNP Paribas confirms: Site at rear of main allocation as follow on stage. Full application received for 80 units subject to S106. Land issues to resolve so commencement not imminent. Housing forecast updated to reflect this.</p> <p>Site 0134c. April 2016 Planning permission approved subject S106 for 2,750 and comparable annual delivery rate as per North Yate and Emersons Green developments. Residential development land delivery likely to fall behind neighbouring sites. October Update - No Change. Independent assessment by BNP Paribas confirms: Awaiting agreement on Framework agreement and then individual S106 but YPL are replanning the site. Housing forecast updated to reflect this.</p> <p>Site 0134d. April 2016 Site only expected to commence outside the Five Year period. October Update - No change. Independent assessment by BNP Paribas confirms delayed given earlier site re-forecast. Housing forecast updated to reflect this.</p>
	Cribbs/Patchway	Suitable <input checked="" type="checkbox"/> Achievable <input checked="" type="checkbox"/>	
0135	New Neighbourhood	Available	<input checked="" type="checkbox"/> <p>April 2016 Land owners SGC/Crest/Private - Master planning Stage pre-application but constrained due to landowner delays. October Update - 2 applications PT16/4928/O (327 units) and PT16/4782/O (1,290 units) received.</p> <p>Independent assessment by BNP Paribas confirms pre-app. discussions and timetable estimate 3 years as at first stage.</p>
	East of Harry Stoke	Suitable <input checked="" type="checkbox"/> Achievable <input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0137	Hill View and Hill Top	Available <input checked="" type="checkbox"/>	April 2016 Site under construction. October Update - 10 homes complete and remaining 4 homes under construction.
	Woodstock Road	Suitable <input checked="" type="checkbox"/>	
	Kingswood	Achievable <input checked="" type="checkbox"/>	
	BS15 9UB		
0138	Frenchay Hospital	Available <input checked="" type="checkbox"/>	<p>April 2016 Outline consent granted for the redevelopment of the hospital site for a mix of residential and community uses. Hospital closed May 2014. Development likely to take place in a number of different phases. Reserved Matters application PT15/5412/RM for 88 dwellings pending consideration. October Update - Reserved Matters application approved and construction expected Q3 2016.</p> <p>Independent assessment by BNP Paribas confirms this is later phase of existing scheme and will follow on.</p>
	Park Road	Suitable <input checked="" type="checkbox"/>	
	Frenchay	Achievable <input checked="" type="checkbox"/>	
0138a	Frenchay Hospital	Available <input checked="" type="checkbox"/>	<p>April 2016 Site part of Outline consent granted for the redevelopment of the hospital site for a mix of residential and community uses. Hospital closed May 2014. Development likely to take place in a number of different phases. Reserved Matters application PT15/5412/RM for 88 dwellings pending consideration. October Update - Reserved Matters application approved and construction expected Q3 2016.</p> <p>Independent assessment by BNP Paribas confirms ground works started on site and forecast robust.</p>
	Park Road	Suitable <input checked="" type="checkbox"/>	
	Frenchay	Achievable <input checked="" type="checkbox"/>	
0145	Land off	Available <input checked="" type="checkbox"/>	April 2016 Site under construction. October Update - Show home complete and first homes nearing completion.
	Randolph Avenue	Suitable <input checked="" type="checkbox"/>	
	Yate	Achievable <input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0147	Rodford Primary School	Available	<input checked="" type="checkbox"/> April 2016 Site under construction most homes either complete or nearing completion. October Update - Site complete.
	Yate	Suitable	
		Achievable	
0148	The Heath/Newton House	Available	<input checked="" type="checkbox"/> April 2016 Site allocated in PSP DPD (May 2015) as Extra Care Housing Scheme expected to deliver an Extra Care scheme consisting of minimum of 60 mixed tenure self-contained flats and ancillary communal areas for older people. This development is to deliver part of South Gloucestershire's Strategic target of 700 Extra Care units. October Update - Original allocation for 60 homes more likely to be developed for C2 Care home only. Independent assessment by BNP Paribas confirms C2 use registered care and not domestic residential. Housing site removed to reflect this.
	Earlstone Crescent Cadbury Heath	Suitable	
		Achievable	
0151	Land at	Available	<input checked="" type="checkbox"/> April 2016 Site has planning permission as part of a hybrid application PT12/2395/O. Pending decision on application for 108 homes PT15/5060/RM on part of site. October Update - PT15/5060/RM granted planning consent and first homes under construction. Independent assessment by BNP Paribas confirms that the developer intends starting this phase before finishing the earlier phase and the success of sales to date suggests the forecast is robust.
	Morton Way North Thornbury	Suitable	
		Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0151a	Land at	Available	<input checked="" type="checkbox"/> April 2016 Site nearing completion. October Update - All homes except 1 plot (site of show home car park) complete.
	Morton Way North	Suitable	
	Thornbury	Achievable	
0151b	Land at	Available	<input checked="" type="checkbox"/> April 2016 Site has planning permission as part of a hybrid application PT12/2395/O. Pending decision on application for 108 homes PT15/5060/RM on this site. October Update - PT15/5060/RM granted planning consent and first homes under construction. Independent assessment by BNP Paribas confirms that developer on site and trading a successful site therefore forecast robust.
	Morton Way (Phase 2)	Suitable	
	Thornbury	Achievable	
0153	Land at	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission and being marketed. October Update - site sold and commencement on site imminent. Completion expected within the two years.
	The Burltons	Suitable	
	Cromhall	Achievable	
0155	Kennels	Available	<input checked="" type="checkbox"/> April 2016 Site has Outline planning consent. October Update - No change.
	Cedar Lodge	Suitable	
	Charlton Common	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0156	Training Centre	Available	<input checked="" type="checkbox"/> April 2016 Site has Outline planning permisssion. Commencement on site expected early next year. October Update - No change.
	Eastwood Park	Suitable	
	Falfield	Achievable	
0158	Care Home	Available	<input checked="" type="checkbox"/> April 2016 Site has Outline planning permission. Expected to be implemented upon disposal of the elderly persons home by the Council. Site requires demolition following closure of home. October Update - No change.
	Alexandra Way	Suitable	
	Thornbury BS35 1LA	Achievable	
0160	Police Station	Available	<input checked="" type="checkbox"/> April 2016 Site under construction. October Update - Site complete. Independent assessment by BNP Paribas confirms site complete October 2016.
	Staple Hill	Suitable	
	BS16 5LX	Achievable	
0161	Former Care Home	Available	<input checked="" type="checkbox"/> April 2016 Site under construction and well advanced. October Update - Site complete.
	Wapley Court	Suitable	
	Kelston Close Yate	Achievable	

RLS Ref	Location	Assessment		Commentary on Deliverability
0163	Cadbury Heath	Available	<input checked="" type="checkbox"/>	April 2016 Site has planning permission. October Update - No change.
	Youth Centre	Suitable	<input checked="" type="checkbox"/>	
	Park Road	Achievable	<input checked="" type="checkbox"/>	
	Warmley			
0164	Concrete Plant	Available	<input checked="" type="checkbox"/>	April 2016 plant and equipment demolished. October Update - no change. Site expected to be completed within the next 3 years.
	Quarry Road	Suitable	<input checked="" type="checkbox"/>	
	Chipping Sodbury	Achievable	<input checked="" type="checkbox"/>	
0165	Land west of	Available	<input checked="" type="checkbox"/>	April 2016 site under construction. October Update - no change. Site expected to be complete within the next 12 months.
	Pound Mill Centre	Suitable	<input checked="" type="checkbox"/>	
	Lower Morton	Achievable	<input checked="" type="checkbox"/>	
	Thornbury			
0166	Alexandra	Available	<input checked="" type="checkbox"/>	April 2016 site under construction. October Update - 7 homes complete remainder well advanced. Site expected to be complete within the next 12 months.
	Midland Way	Suitable	<input checked="" type="checkbox"/>	
	Thornbury	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0167	Rear of	Available	<input checked="" type="checkbox"/> <p>April 2016 Site has outline planning approval. October Update - No change.</p> <p>Independent assessment by BNP Paribas confirms Reserved Matters application expected shortly from purchasing house builder, timetable and delivery estimates are robust.</p>
	Dick Lovett	Suitable	<input checked="" type="checkbox"/>
	Cribbs Causeway	Achievable	<input checked="" type="checkbox"/>
0169	Northfield Park	Available	<input checked="" type="checkbox"/> <p>April 2016 Resolution to grant planning permission subject to S106 agreement for a mixed-use development comprising 8,000 sq m of office development, up to 120 residential units and up to 650 sq m ancillary retail. October Update - S106 signed 29/04/2016.</p> <p>Independent assessment by BNP Paribas confirms: unlikely that timetable for change of use RM will allow a start on site before last quarter of 2017, delaying sales until 2018/2019. Housing forecast updated to reflect this.</p>
	Charlton Hayes	Suitable	<input checked="" type="checkbox"/>
	Filton	Achievable	<input checked="" type="checkbox"/>
0174	Merlin redevelopment schemes	Available	<input checked="" type="checkbox"/> <p>April 2016 Merlin Housing association is currently engaged in a private rented re-development project which runs from summer 2014 until 2022, which will see an investment of £100m within South Gloucestershire. The scheme will operate in phases focusing upon geographic areas of the district. A number of planning applications have already been approved (see site details below) showing positive progress with the Merlin re-development project. The additional homes on sites at Little Stoke and Filton are expected to be completed in the Five Year period as per Merlin's programme. October Update - No change.</p>
		Suitable	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

RLS Ref	Location	Assessment	Commentary on Deliverability
0174a	15	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Oldlands Avenue	Suitable	
	Coalpit Heath	Achievable	
0174b	33	Available	<input checked="" type="checkbox"/> April 2016 site preparations underway. October Update - no change. Completion expected within the next 2 years.
	Bell Road	Suitable	
	Coalpit Heath	Achievable	
0174c	37	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Ridings Road	Suitable	
	Coalpit Heath	Achievable	
0174e	11	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Willow Way	Suitable	
	Coalpit Heath	Achievable	

RLS Ref	Location	Assessment		Commentary on Deliverability
0174h	10	Available	☑	April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Algars Drive	Suitable	☑	
	Iron Acton	Achievable	☑	
0174i	38	Available	☑	April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Nibley Lane	Suitable	☑	
	Iron Acton	Achievable	☑	
	BS37 9UP			
0174l	12	Available	☑	April 2016 Site under construction. October Update - Site complete.
	Oldlands Avenue	Suitable	☑	
	Coalpit Heath	Achievable	☑	
0174m	21 and 23	Available	☑	April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Chilwood Close	Suitable	☑	
	Iron Acton	Achievable	☑	

RLS Ref	Location	Assessment	Commentary on Deliverability	
0174n	Newlands Avenue	Available	✓	April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Coalpit Heath	Suitable	✓	
		Achievable	✓	
	BS36 2SQ			
0174o	Newlands Avenue	Available	✓	April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Coalpit Heath	Suitable	✓	
		Achievable	✓	
	BS36 2SQ			
0174p	Garage site off	Available	✓	April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Adjacent to 24 Coalville Road Coalpit Heath	Suitable	✓	
		Achievable	✓	
0174q	Garage site off	Available	✓	April 2016 Site has planning permission. October Update - Site expected to be complete early 2017.
	James Road Soundwell	Suitable	✓	
		Achievable	✓	

RLS Ref	Location	Assessment	Commentary on Deliverability
0174r	18, 20, 22, 24	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Canberra Grove	Suitable	
	Filton	Achievable	
0174s	37, 39, 41, 43, 45, 47, 49, 51	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Rodney Crescent	Suitable	
	Filton	Achievable	
0174t	10 -28 (Evens)	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Collins Avenue	Suitable	
	Little Stoke	Achievable	
0174u	10 -28 (Evens)	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Collins Avenue	Suitable	
	Little Stoke	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0174v	Bude Road and	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - no change. Completion expected within the Five year period as per Merlin's programme.
	Conygre Grove	Suitable	
	Filton	Achievable	
0174w	Land at	Available	<input checked="" type="checkbox"/> April 2016 site has planning permission. October Update - Existing dwellings demolished and first 10 homes under construction. Site expected to be complete within the next 18 months.
	Irving Close	Suitable	
	Soundwell	Achievable	
0175	Extra Care Scheme	Available	<input checked="" type="checkbox"/> At April 2016 site under construction. October Update - 24 flats complete. Site expected to be fully complete within the next 2 years. Independent assessment by BNP Paribas confirms that the units are self contained flats (24 complete at October 2016) and all facilities behind own front door provided alongside a care/nursing home. Housing forecast updated to reflect this.
	Charlton Hayes	Suitable	
	H24 and LC3	Achievable	
0177	Patchway		
	Charlton House	Available	<input checked="" type="checkbox"/> April 2016 Site under construction. October Update - Site complete.
	Rectory Lane	Suitable	
	Filton	Achievable	
	BS34 7BX		

RLS Ref	Location	Assessment	Commentary on Deliverability
0178	17-19	Available <input checked="" type="checkbox"/>	April 2016 Existing building vacant. October Update - Building work commenced.
	Edgeware Road	Suitable <input checked="" type="checkbox"/>	
	Staple Hill	Achievable <input checked="" type="checkbox"/>	
0182	98	Available <input checked="" type="checkbox"/>	April 2016 Full planning permission granted and property vacant and awaiting demolition. October Update - existing house demolished and site under construction. Site expected to be complete within the next 18 months.
	Gloucester Road	Suitable <input checked="" type="checkbox"/>	
	Filton	Achievable <input checked="" type="checkbox"/>	
	BS34 7PF		
0183	47	Available <input checked="" type="checkbox"/>	April 2016 Site under construction. October Update - Site complete.
	Broad Street	Suitable <input checked="" type="checkbox"/>	
	Staple Hill	Achievable <input checked="" type="checkbox"/>	
	BS16 5LS		
0184	2-4	Available <input checked="" type="checkbox"/>	April 2016 Site under construction. October Update - Site complete.
	Hanham Road	Suitable <input checked="" type="checkbox"/>	
	Kingswood	Achievable <input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0185	Day House Leaze	Available	<input checked="" type="checkbox"/> April 2016 Site has Outline planning permission. October Update - New Outline planning permission for 64 dwellings PT16/0462/O.
	Wotton Road	Suitable	
	Charfield	Achievable	
0186	Playing Fields	Available	<input checked="" type="checkbox"/> April 2016 Site under construction. October Update - Site well advanced with 75% of site either complete or under construction.
	Bonnington Walk	Suitable	
	Stoke Gifford BS7 9YU	Achievable	
0187	Land at	Available	<input checked="" type="checkbox"/> April 2016 Site has Outline planning permission. October Update - Site has Reserved Matters planning permission and first homes under construction. Independent assessment by BNP Paribas confirms developer started on site and forecast is robust as site under construction.
	Wotton Road	Suitable	
	Charfield	Achievable	
0188	29	Available	<input checked="" type="checkbox"/> April 2016 Resolution to grant consent subject to S106 Agreement. October Update - S106 Agreement signed, but no activity on site.
	Cabot Court	Suitable	
	Filton	Achievable	

RLS Ref	Location	Assessment		Commentary on Deliverability
0189	Land at	Available	✓	April 2016 Resolution to grant consent subject to S106. October Update - S106 signed 10/11/2016. Independent assessment by BNP Paribas confirms Section 106 imminent and timetable robust.
	High Street	Suitable	✓	
	Hanham	Achievable	✓	
0190	Land at	Available	✓	April 2016 Resolution to garnt consent subject to S106 Agreement. October Update - S106 signed and Reserved Matters application for 124 homes PT16/4055/RM submitted. Independent assessment by BNP Paribas confirms: Linden exercising their option, timetable likely to delay start on site until the end of 2017, first sales in period 2018/2019. Housing forecast updated to reflect this.
	Post Farm	Suitable	✓	
	Thornbury	Achievable	✓	
0191	Lockleaze Recreation Ground	Available	✓	April 2016 Resolution to grant planning permission subject to S106 Agreement. October Update - S106 signed. Independent assessment by BNP Paribas confirms: works on sites begun and forecast robust.
	Stoke Gifford	Suitable	✓	
		Achievable	✓	
0192	Wesleyan Chapel	Available	✓	April 2016 Planning application submitted and pending decision. October Update - S106 signed.
	Blackhorse Road	Suitable	✓	
	Kingswood	Achievable	✓	