



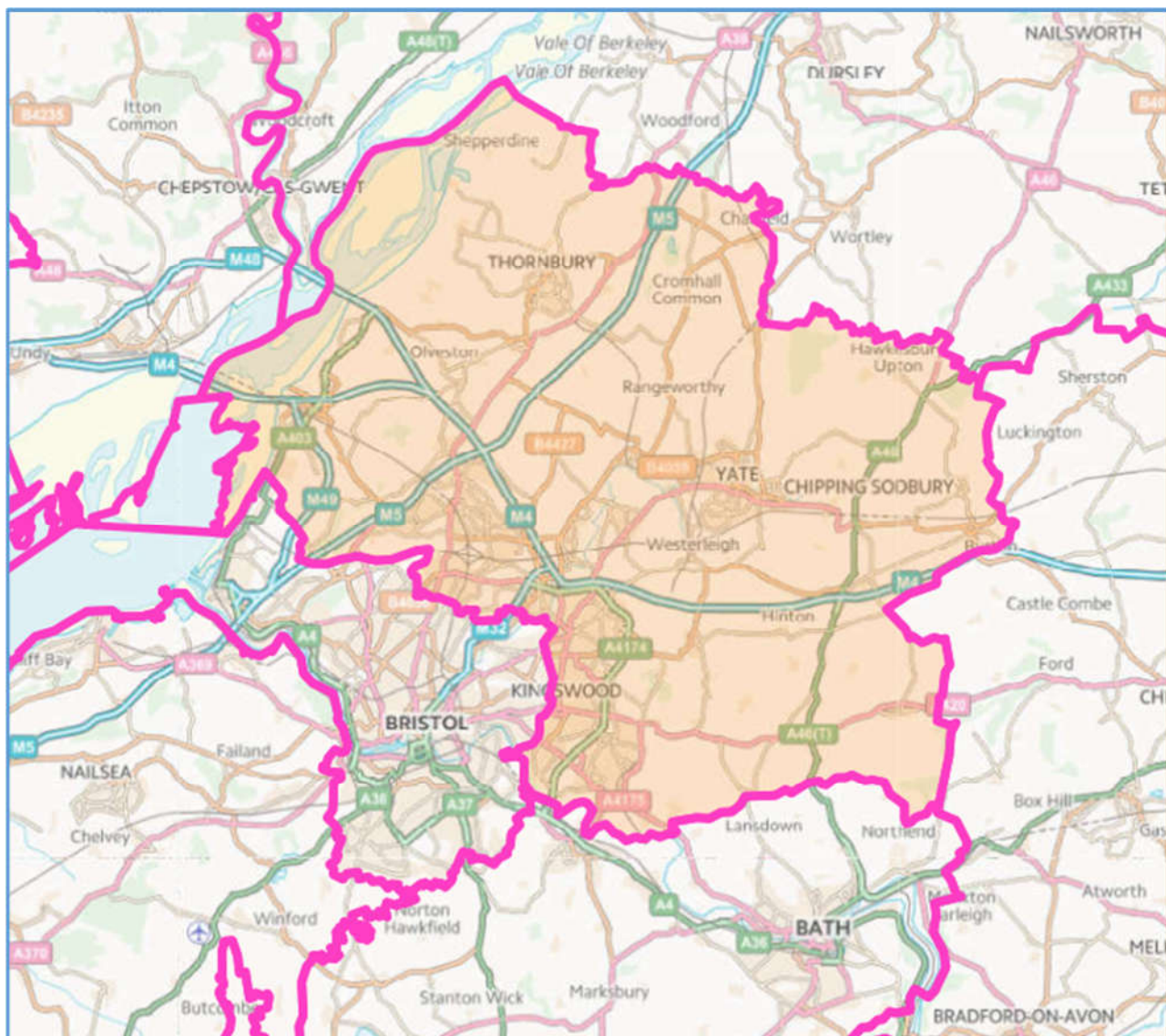
# **AUTHORITY'S MONITORING REPORT 2017**

**Covering the period 1 April 2016 - 31 March 2017**

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## The South Gloucestershire Local Authority area



# Executive Summary

This annually produced Authority's Monitoring Report (AMR) by South Gloucestershire Council monitors the performance of the Council's planning policies, and sets out progress of the Council's planning documents.

This is the thirteenth AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2016 to 31 March 2017. On 8<sup>th</sup> November the Council adopted its Policies, Sites and Places (PSP) Plan. The PSP Plan replaces the 'saved' policies of both the South Gloucestershire Local Plan 2006 (SGLP) and the South Gloucestershire Minerals and Waste Local Plan 2002. Indicators for policies contained within the adopted PSP will be monitored in future AMRs when a full monitoring years' worth of data is available. Details for future plan monitoring can be found in section 14 of the adopted PSP Plan and features as an appendix. The 2017 publication of the AMR continues, as in previous years to monitor policies contained within the Core Strategy (2013), South Gloucestershire Local Plan 2006 (SGLP) and the South Gloucestershire Minerals and Waste Local Plan 2002 due to the monitoring period in which it covers (April 2016 – March 2017).

This executive summary highlights some of the key findings for this monitoring period.

## **An Economic Role**

- As of the 2016/2017 monitoring year there is 318.37ha of available employment land in South Gloucestershire. This monitoring period saw an increase in the availability of B1a, B2 and B8 land, little change in B1b and B1c and a decrease in mixed employment uses.
- This monitoring year has seen a loss of retail floorspace across the district, primarily as a result of three main developments: The demolition of the Co-Op / Poundstretcher store in Kingswood to allow for the construction of a new Lidl store; the change of use of part the former B and Q store in Stoke Gifford to a gym; and the change of use of part of the Wildings store in Thornbury to a restaurant.
- 7.9% of all A1 units in town centres across the District were vacant. This represents a decrease of 0.7% in the A1 vacancy rate recorded in August 2016 (8.6%) and the lowest vacancy rate in the last seven years. Filton had the highest A1 vacancy rate (14.3%) which equates to 3 vacant A1 units but also the most significant decrease compared to the previous monitoring year. Both Emersons Green and Bradley Stoke had no vacant A1 units (0%).

## **A Social Role**

- 1,630 new homes completed in 2016/2017, the highest number since the 1991/1992 monitoring year.
- 786 (48%) of which were on previously developed (brownfield) land
- 90% of completions were within the established urban areas of the East (35%) and North (33%) fringes of Bristol and the towns of Yate/Chipping Sodbury (12%) and Thornbury (12%), thereby demonstrating housing delivery in accordance with the Council's adopted Core Strategy.
- 28% of all residential development comprised of flats (473 homes). This represents the second highest number of flats built in any year since 2009/2010.
- 360 'Affordable' Homes were delivered of which 339 were new build 53% of which were in the urban areas of the North and East Fringes of Bristol. Of the 360 homes,

237 were for social rent, 70 were for affordable rent, 53 was for intermediate affordable (4 intermediate rent and 49 shared ownership).

- South Gloucestershire 5 year housing land supply at December 2017 is confirmed as 4.66 years. This represents an improvement on the figure reported in the 2015/2016 monitoring year. This follows work that has been completed with consultants (BNP Paribas) to independently verify and finalise the Council's 2017 Housing Trajectory.
- The Council has published its Brownfield Land Register on its [website](#). The 2017 Brownfield Land Register comprises of two parts:
  - Part one shows sites within the district that have planning permission on brownfield land, that are yet to be completed but will commence within five years. In 2017 part one of the register contains 73 sites, with potential to deliver 5,433 new homes.
  - Part two of the Brownfield Land Register is required to set out sites which the council considers "permission in principle" would be suitable to grant. At this time Part Two does not contain any sites.

### **An Environmental Role**

- There has been no change to the Green Belt (GB) area in South Gloucestershire in the 2016/2017 monitoring year.
- The numbers of Local Sites has increased from 2015/2016 monitoring year with four new SNCIs and fourteen new RIGS adopted by the Council as recommended by the Local Sites Partnership and Avon RIGS Group. All other areas of biodiversity importance have remained the same

**For full details including data sources please refer to the relevant sections of the AMR**

# 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 removed the duty to submit monitoring reports to the Secretary of State annually. However, the requirement to publish this information for the public in no more than yearly intervals still exists. On 30 March 2011 all Local Authorities received a letter from the Government<sup>1</sup> announcing the withdrawal of guidance<sup>2</sup> on local plan monitoring, allowing local authorities to choose which targets and indicators they include in their monitoring report.

1.3 The 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 thirteenth AMR prepared by South Gloucestershire Council; it covers the period 1 April 2016 to 31 March 2017 and builds on data presented in previous AMRs.

## Development Plan Provision

1.5 The Council adopted the Core Strategy on 11<sup>th</sup> 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) 2011 sets out the four West of England unitary authorities' aspirations for all levels of waste management until 2026: prevention; reuse; recycling; recovery; and disposal.

1.8 On 8 November the Council formally adopted its Policies, Sites and Places (PSP) Plan. Upon adoption, the PSP Plan replaced the 'saved' policies of both the South Gloucestershire Local Plan 2006 (SGLP) and the South Gloucestershire Minerals and Waste Local Plan 2002. The PSP Plan contains detailed planning policies to manage new development, allocates smaller scale (non-strategic) sites for various types of development, and designates Local Green Spaces. The PSP Plan also contains a roll forward of strategic housing allocations but does not contain allocations for new housing development, as this is being taken forward through the new Local Plan.

1.8 The PSP Plan includes new indicators which will monitor its new suite of policies, these indicators will be reported on in future AMRs. This AMR covers the period of the 1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2017, therefore no monitoring data is available for the policies adopted through the PSP Plan, which took place after this AMRs reporting period. Future monitoring indicators can be viewed as **Appendix C**.

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

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

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

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

## 1.9 Structure of the AMR

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

1.10 The AMR looks at policy performance, and its context. Examining what has happened in the area in the past helps to identify key challenges and opportunities for future local planning policy.

### Types of indicator monitored in this report

1.11 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 are regularly reviewed in order to ensure that they continue to be the most effective measures to assess the performance of Local Plan policies.

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

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

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

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

1.15 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.

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

1.17 In view of the time that had 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. An 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.

1.18 As the Local Plan process evolves, the Council will continue to develop and refine its SA Indicators. A new Scoping Report was prepared in 2017 and subject to consultation in September-October 2017. Progress will be reported in future AMRs.

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

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

## **Annual Monitoring Report linkages**

1.20 The data contained within this AMR is drawn from, and complements, a range of council strategies and other policy areas, notably South Gloucestershire's 2016 [Sustainable Community Strategy \(SCS\)](#).

1.21 Through the Joint Planning Data Group, work has been carried out in order to develop a consistent approach to monitoring.



## **Impact of the economic circumstances**

1.22 The Council is committed to sustainable economic growth and delivery. The indicators monitored provide a basis upon which the impacts of the economic circumstances on South Gloucestershire can be understood. Future AMRs will continue to monitor this impact and how effectively South Gloucestershire is responding.

## **Planning Strategically Across Boundaries**

1.23 The Localism Act 2011 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 LPA 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. The Council reports on how the duty is being taken forward through the AMRs.

1.24 The West of England LEP prepares a Duty to Co-operate schedule which is 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. It provides a framework to ensure effective co-operation throughout the plan making process. The schedule ensures that strategic issues are concisely and consistently recorded, and will be regularly monitored and updated.

1.25 Further details about how the 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 277,600 (ONS 2016 mid-year population estimates).

## Age structure...

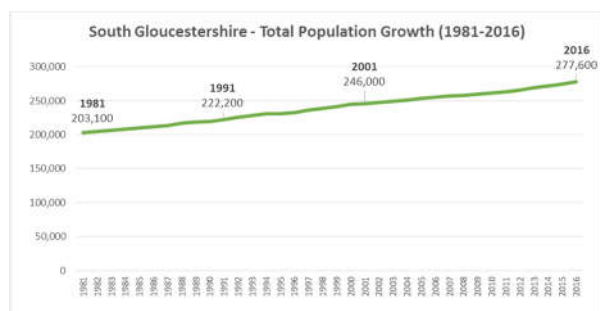
The broad age structure of the population is very similar to the national average, however in comparison to the national average, South Gloucestershire has:

- A lower proportion of the population in the 20-39 age group (1.2% below the national average)
- A higher proportion of the population in both the 40-54 and 70-84 age groups (1.0% and 0.7% above the national average respectively).

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

## Population change...

South Gloucestershire has seen substantial levels of development over the past half century the population has grown by 31,600 in the last 15 years and 55,500 in the last 25.



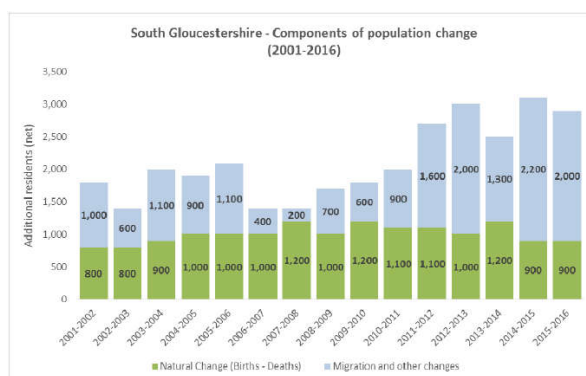
Source: Population estimates (Office of National Statistics – via NOMIS)

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

<sup>3</sup> 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

## Components of population change...

Over the most recent year for which population estimates are available (2015-2016), the ONS estimate that the population of South Gloucestershire has increased by 3,000 (1.1%). This change can be attributed to both natural change (i.e. births minus deaths) of 900 people and 'net migration and other changes' of 2,000 people. Net international migration accounted for 700 residents, whilst 'net internal migration' accounted for 1,200 (meaning that 1,200 more people moved into South Gloucestershire than moved out of the district to other areas in England). See graph below:



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

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)<sup>3</sup>. 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](#)

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...

The most recent official population projections (the 2014-based ONS Sub-National Population Projections) suggest that the population of South Gloucestershire will rise to 330,800 in 2039 representing a 21.8% increase on the baseline 2014 mid-year population estimate (271,600).

Further details can be found at [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.

## 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 54<sup>th</sup> least deprived Local Authority in England (ranked 273<sup>rd</sup> out of 326 authorities). The authority is in the 5<sup>th</sup> 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 Indices of Deprivation 2015 comprises seven different domains which represent different elements of deprivation. South Gloucestershire has the highest concentration of deprived LSOAs in the following domains:

- '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

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 2016/17 the total rate of recorded crime in South Gloucestershire was 58.0 crimes per 1,000 residents. This is an increase of 2,121 offences (15.4%) compared to 2015/16 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 at [SGC Statistics](#)

### Resident satisfaction...

According to the council's 2016/17 Viewpoint Survey, 81% of respondents to the survey said they were satisfied with their local area as a place to live, including 33% who were very satisfied. Satisfaction with the local area has fluctuated annually over

the last four years but has remained at over 80% for every year.

Further details can be found at [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, over the last 10 years life expectancy at birth has increased by 2.1 years for men, reaching 81.2 years, and 1.9 years for women rising to 84.7 years. Life expectancy in South Gloucestershire remains significantly higher than the national average for both males and females.

Source: Public Health England 2017

### Rate of mortality considered preventable...

The rate of mortality considered preventable is an important indicator of the overall health of the population. Between 2013 and 2015, the mortality rate in South Gloucestershire was approximately 145 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 2017

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

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

## Labour Market Characteristics

### Unemployment rate ...

From April 2016 to March 2017, the official unemployment rate in South Gloucestershire was 3.3% of the economically active population. This is considerably lower than the corresponding rates for both England (4.8%) and the West of England (3.6%).

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

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

### Employment rate...

In the year from April 2016 to March 2017, 80.1% of South Gloucestershire's working age population (those aged 16-64) were in employment. The employment rate locally is considerably higher than the national (74.4%) and regional averages (78.0%).

The employment rate in South Gloucestershire compares favourably to the 151 other unitary and county authorities in England (being ranked 18th after North Somerset, Gloucestershire and Swindon).

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

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

### Earnings...

In 2016 the average annual earnings for a full-time worker living in South Gloucestershire was £29,752\*, representing a 2.5% increase on the 2015 figure (£29,031\*).

\*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 at [SGC Statistics](#)

## Qualifications and Education

### Qualifications of working age residents...

In 2016, over a third (37.1%) of people aged 16 - 64 living in South Gloucestershire were educated to NVQ Level 4 or above\*. This is in line with the national average (37.9%) and lower than the West of England average (43.8%).

Only 4.3% of South Gloucestershire's population aged 16 to 64 have no qualifications, which is considerably lower than the national figure (7.8%).

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

\*NVQ Level 4 is equivalent to having a HND, Degree and Higher Degree level qualifications or equivalent.

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

### Attainment 8 score of children at the end of their secondary education

In 2016, the Department for Education's new secondary school accountability system was implemented\*. Attainment 8 has been introduced to measure the achievement of a pupil across eight qualifications including English and mathematics.

In 2016, the Attainment 8 score for pupils in South Gloucestershire was 47.9 and the national figure was 48.5 (all schools).

\*The education system is currently undergoing various reforms which are taking place gradually until 2019. For further information visit the Department for Education pages which outline the reforms taking place:  
<https://www.gov.uk/government/publications/your-qualification-our-regulation-gcse-as-and-a-level-reforms>

### Proportion of 16-18 year olds not in education, employment or training (NEET)...

In 2016, the proportion of 16 to 18 year olds who were known to be not in education, employment or training in South

Gloucestershire was 1.7% which is lower than the national average (2.7%).

Source: South Gloucestershire Council, Children, Adults and Health

Further details can be found at [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 December 2016, the average price paid for a residential property in South Gloucestershire was £243,000\*, increasing from £230,000\* in 2015.

\*Median house price for all properties sold in 2002-2016 (ONS, House Price Statistics for small areas)

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

## Quality and assets of the built environment...

South Gloucestershire has a good quality historic built environment. Policies in the Core Strategy and recently adopted Policies, Sites and Places (PSP) Plan are aimed at protecting these assets for the future. Within the District there are:

- 2085 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...

In 2016, there was a 3.0% reduction in average speed when compared to the previous year, suggesting that there has been an increase in congestion in South Gloucestershire.

General traffic levels within South Gloucestershire marginally increased in 2015/16, but again over the period from 2006/7 to 2015/16 have remained broadly constant.

Please note: the data has only been collected for 2 years, therefore it is a little early to draw conclusions from the figures.

Sources: Department for Transport and South Gloucestershire Council

### Car ownership...

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

- 86.9% of households have access to at least one car or van, compared to 74.2% nationally.

- There were 158,289 cars or vans in South Gloucestershire, an average of 1.47 cars or vans per household.

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

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

### Accessibility of key services...

According to the Indices of Deprivation 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...**

- 67 Regionally Important Geological Sites

## **SNCIs...**

- 273 Sites of Nature Conservation Importance.



## 3. Plans and Policies

### Planning Policy Context - Local

The current development plan for South Gloucestershire comprises the **Core Strategy** (adopted 2013), the **Policies, Sites and Places (PSP) Plan** (adopted 2017,) and the **West of England Joint Waste Core Strategy** (adopted 2011). However as this AMR covers the period April 2016 – March 2017, the 2017 AMR monitors the Core Strategy (2013) and saved policies from the South Gloucestershire Local Plan (2006) and Minerals and Waste Local Plan that are monitored for the purpose of the 2017 AMR.

### Local Plan Delivery Programme (LPDP)

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 December 2017 covers the period January 2017 – April 2019.

\*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 2017

The **Policies, Sites and Places Plan** (PSP Plan) was formally adopted by the council on the 8<sup>th</sup> November 2017. Upon adoption the PSP Plan, in combination with the Core Strategy (2013) and the Joint Waste Core Strategy (2011) completed the up to date development plan for South Gloucestershire. Upon adoption, the PSP Plan replaced the 'saved' policies of the Local Plan 2006 and Minerals and Waste Local Plan 2002.

A condition of the Core Strategy Inspector's Report was that the council bring forward a review of its Core Strategy by 2018. This will come forward in the format of a new Local Plan. Public consultation on the 'Prospectus' document for the **South Gloucestershire new Local Plan (SGLP)** took place between the 12<sup>th</sup> January and the 23<sup>rd</sup> February 2017. Public consultation on the next stage of the local plan is anticipated to commence in early 2018. When adopted the SGLP will replace the Council's adopted Core Strategy and the PSP Plan into a single Local Plan document.

Work on the **Joint Spatial Plan (JSP)** has progressed on programme with our West of England partners to bring forward the 'Publication Document', which was published (in line with Regulations 19 and 20 of The Town and Country Planning (Local Planning) (England) Regulations 2012) on 22<sup>nd</sup> November 2017, with duly made representations invited in the period from the 22<sup>nd</sup> November 2017 – 10<sup>th</sup> January 2018.

## 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; and
- 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; and
- CS14 – Town Centres and Retail.

<b>Relevant PSP Policies to be monitored in future AMRs</b>
<ul style="list-style-type: none"><li>• PSP26 Enterprise Areas;</li><li>• PSP7 B8 Storage and Distribution Areas;</li><li>• PSP31 Town Centre Uses;</li><li>• PSP33 Shopping Frontages;</li><li>• PSP35 Food and Drink Uses (including drive through takeaway facilities); and</li><li>• PSP36 Telecommunications Infrastructure.</li></ul>
<b>Unless otherwise stated all figures relate to the period 1 April 2016 – 31 March 2017</b>

## Employment land available – by type (hectares)

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
<b>2008/2009</b>	30.77	25.00	0.05	238.91	58.60	79.05	<b>432.38</b>
<b>2009/2010</b>	24.38	25.00	0.05	0.37	31.81	340.86	<b>422.47</b>
<b>2010/2011</b>	24.89	25.00	0.05	1.10	27.93	226.60	<b>305.57</b>
<b>2011/2012</b>	23.88	20.79	0.26	17.81	31.06	303.38	<b>397.18</b>
<b>2012/2013</b>	9.50	20.79	0.26	22.50	40.00	282.04	<b>375.09</b>
<b>2013/2014</b>	2.01	16.87	0.42	18.10	131.91	191.22	<b>360.53</b>
<b>2014/2015</b>	0.49	16.87	0.45	18.70	120.17	203.73	<b>360.41</b>
<b>2015/2016</b>	5.93	16.87	0.45	-9.01	120.78	189.71	<b>324.73</b>
<b>2016/2017</b>	9.14	16.33	0.15	0.66	182.02	110.07	<b>318.37</b>

**Table 1.1**

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

### Commentary

Both the South Gloucestershire Local Plan (2006) and the 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 2016/2017 monitoring year there was a total of 318.37ha of available employment land in South Gloucestershire. Over the past year there has been an increase of land available for B1a employment use, little change in B1b and B1c, and an increase in available B2 land. Figures also show a sizeable increase in the amount of land available for B8 uses and a decrease in mixed employment uses.

Overall there has been only a marginal change in the total land available, but there have been a number of changes in relation to the individual use classes. The change in B2 land figure is mainly as a result of the commencement of residential development at Golden Valley Mill, Bitton. Other changes have taken place as a result of more clarity in respect of available land/uses in the Filton and Severnside areas, including the cumulative effect of "switching" between Mixed uses and specific B uses. 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
<b>2008/2009</b>	Net (sq.m)	15,788	0	0	16,216	-25,233	1,251	<b>8,022</b>
<b>2009/2010</b>	Net (sq.m)	2,921	0	0	-93,329	46,190	10,100	<b>-34,118</b>
<b>2010/2011</b>	Net (sq.m)	8,491	0	-1,422	1,043	-1,508	0	<b>6,604</b>
<b>2011/2012</b>	Net (sq.m)	-2,217	9,152	-550	-256	-12,680	11,922	<b>11,537</b>
<b>2012/2013</b>	Net (sq.m)	-3,126	0	26	-1,318	4,269	48,794	<b>48,645</b>
<b>2013/2014</b>	Net (sq.m)	-2,715	9,972	224	4,315	-25,465	20,991	<b>7,322</b>
<b>2014/2015</b>	Net (sq.m)	0	0	0	1,408	20,271	-3,392	<b>18,827</b>
<b>2015/2016</b>	Net (sq.m)	-5,698	0	0	13,226	-10,737	12,720	<b>9,511</b>
<b>2016/2017</b>	Net (sq.m)	-2,300	0	6,845	102	166,109	4,354	<b>175,110</b>

**Table 1.2**

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

### Commentary

Table 1.2 shows that in the 2016/2017 year, there was a net gain of 175,110 square metres of employment floorspace.

There has been a sizable loss of B1a office space in the 12 months to April 2017, this however hides a sizeable completion of 3 office buildings at Vertex Park, Emersons Green (3,826 sq.m). The losses have occurred across the district with losses at Parklands, Stoke Gifford (demolition), Aztec West (change of use to health care use), Thornbury (change of use to residential), and Almondsbury (change of use to residential).

Within category B1c all completions can be attributed to a single development at Armstrong Way, Yate (6,485 sq.m).

In the last 12 months there has been large new gains at Central Park, Severnside with the completion of warehousing for Lidl (51,097 sq.m) and The Range (111,484 sq.m).

Within the Mixed category the majority of new completions in the 12 months to April 2017 can be attributed to one site at Armstrong Way, Yate (2,790 sq.m).

## Total amount of floorspace for 'town centre uses'

		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
2016/2017	Town Centre Area	-1,530	0	-858	657	0	-657	0	-2,388
	SG Total	-5,942	0	-2,300	3,105	0	-657	0	-5,794

**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 loss of A1 floorspace across South Gloucestershire including a loss within the town centres. This loss can be attributed to Thornbury Town Centre a large shop unit has been changed to a restaurant. Outside of the Town Centres the former Co-Op store in Halls Road, Kingswood is undergoing redevelopment, and part of the former B and Q store in Stoke Gifford has been changed to a gym and fitness centre.

Losses of B1a uses is also shown in Table 1.2 above, see supporting commentary for explanation of the loss.

As well as these changes, 2016/2017 saw the completion of the change of use of a vacant first floor A3 unit to a nursery/play centre at the Yate Riverside development.

**For the purpose of this analysis a change of use from A3 to D2 at Yate Riverside in 2016/2017 has been include in the Town Centre Area**

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

Year	Previous Use	Area (ha)
<b>2006/2007</b>	B2 - General Industrial	1.56
	Agricultural	0.43
		<b>1.99</b>
<b>2007/2008</b>	B1a – Office	0.15
	B2 - General Industrial	0.43
	Agricultural	0.96
		<b>1.54</b>
<b>2008/2009</b>	B2 - General Industrial	0.52
		<b>0.52</b>
<b>2009/2010</b>	B2 - General Industrial	0.21
	B8 - Storage and Distribution	0.07
		<b>0.28</b>
<b>2010/2011</b>	B1a – Office	0.01
	B1/B2/B8 - Mixed	0.38
	B8 - Storage and Distribution	0.18
		<b>0.57</b>
<b>2011/2012</b>	B1a – Office	0.63
	B2 - General Industrial	1.58
	B8 - Storage and Distribution	2.77
		<b>4.98</b>
<b>2012/2013</b>	B2 - General Industrial	0.07
	B8 - Storage and Distribution	0.14
		<b>0.21</b>
<b>2013/2014</b>	B1a – Office	0.96
	B1 – Mixed	0.23
		<b>1.19</b>
<b>2014/2015</b>	B8 – Storage and Distribution	0.36
	Mixed B	1.67
		<b>2.03</b>
<b>2015/2016</b>	B1a – Office	2.01
	B8 – Storage and Distribution	2.21
		<b>4.22</b>
<b>2016/2017</b>	B1a – Office	1.83
	B1 – General	0.28
	B8 – Storage and Distribution	0.11
		<b>2.22</b>

**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 2016/2017, 2.22ha 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 1.79ha of the losses have been as a result of demolition of an office building in Stoke Gifford.

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
2016/2017	0.02 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 2016/2017, 0.02ha 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 one site that came forward as a result of "prior notification permitted development".

Note\* It is also worth noting that the residential development on the Minelco / Yate Mills site, Yate was completed in 2016/2017 resulting in the loss of 1.18 ha of Interim Safeguarded Employment Land.

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	2012/2013		2013/2014		2014/2015		2015/2016		2016/2017	
	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)
<b>B1a</b>	6	0.49	11	0.44	8	0.08	28	0.89	7	0.46
<b>B1</b>	-	-	-	-	1	0.05	-	-	-	-
<b>B1c</b>	-	-	-	-	-	-	-	-	3	0.40
<b>B2</b>	-	-	15	0.20	6	0.08	11	0.64	1	0.09
<b>B8</b>	-	-	-	-	2	0.09	13	0.39	4	0.09
<b>Total</b>	<b>6</b>	<b>0.49</b>	<b>26</b>	<b>0.64</b>	<b>17</b>	<b>0.29</b>	<b>52</b>	<b>1.92</b>	<b>15</b>	<b>1.04</b>

**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 2016/2017 was lower than 2015/2016 but higher than the previous three years for the period 2012 to 2015.

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 2017 there was 2.87 Ha of land lost within areas safeguarded for employment to residential use. In comparison, 10.05 Ha of traditional “B –use” employment land has been lost to residential development outside of safeguarded employment areas during the same period.

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
2016/2017	-5,942

**Table 1.7**

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

### Commentary

Table 1.7 shows that, in the 2016/2017 monitoring year there has been a loss of retail floorspace across the district. This was primarily as a result of three main developments: The demolition of the Co-Op / Poundstretcher store in Kingswood to allow for the construction of a new Lidl store; the change of use of part the former B&Q store in Stoke Gifford to a gym; and the change of use of part of the Wildings store in Thornbury to a restaurant.

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

	<b>Total primary frontage (metres)</b>	<b>Amount in A1 use (metres)</b>	<b>% of primary frontage in A1 use</b>
<b>2008/2009</b>	4,379	3,299	75.3%
<b>2009/2010</b>	4,379	3,304	75.4%
<b>2010/2011</b>	4,329	3,264	75.4%
<b>2011/2012</b>	4,444	3,370	75.8%
<b>2012/2013</b>	4,466	3,331	74.6%
<b>2013/2014</b>	4,466	3,301	73.9%
<b>2014/2015</b>	4,466	3,291	73.7%
<b>2015/2016</b>	4,466	3,228	72.3%
<b>2016/2017</b>	4,448	3,192	71.8%

**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 Hanham, Staple Hill, Thornbury and Yate.

Over the period 2008/09 to 2011/12 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 5 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 71%.

\*\*\* 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 \*\*\*

	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
<b>Chipping Sodbury</b>	1.8	5.6	1.9	1.9	3.7	3.7	5.6
<b>Downend</b>	3.7	3.8	6.5	3.3	6.7	3.4	3.4
<b>Emersons Green</b>	0	0	0	0	0	0	0
<b>Filton</b>	0	5.0	9.5	12.5	16.7	20.0	14.3
<b>Hanham</b>	15.4	10.8	10.8	12.8	18.4	11.8	9.1
<b>Kingswood</b>	19.1	12.1	17.0	16.3	13.1	14.3	12.8
<b>Staple Hill</b>	7.3	4.7	2.4	4.8	4.9	4.8	6.9
<b>Thornbury</b>	9.9	8.2	9.6	8.2	11.0	6.9	6.9
<b>Yate (exc. Station Road)</b>	15.9	19.3	20.2	16.5	15.2	12.2	8.4
<b>Bradley Stoke</b>	-	0	5.6	0	0	0	0
<b>Total</b>	<b>10.7</b>	<b>9.3</b>	<b>10.2</b>	<b>9.4</b>	<b>10.1</b>	<b>8.6</b>	<b>7.9</b>

**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 2017, 7.9% of all A1 units in town centres across the District were vacant. This represents a decrease of 0.7% in the A1 vacancy rate recorded in August 2016 (8.6%) and the lowest vacancy rate in the last seven years. In August 2017:

- Filton had the highest A1 vacancy rate (14.3%) which equates to 3 vacant A1 units; and
- Both Emersons Green and Bradley Stoke had no vacant A1 units (0%).

Despite Filton having the highest vacancy rate between August 2016 and August 2017 the centre had the most significant decrease in A1 vacancy rate, the rate falling from 20.0% to 14.3%. There has also been an increase in the percentage of A1 units occupied/trading in Hanham, Kingswood and Yate in the 2016/2017 monitoring year.

Excluding Emersons Green and Bradley Stoke, Downend and Thornbury the percentage of vacant A1 units has remained the same.

In terms of actual A1 Units – Yate recorded the greatest decrease in vacancy (where an additional three units became occupied for A1 use). In contrast between August 2016 and August 2017 there has been an increase in the vacancy in A1 units in Chipping Sodbury (one unit), and Staple Hill (two units) town centres.

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

## Number of vacant units (all uses) \*\*\*

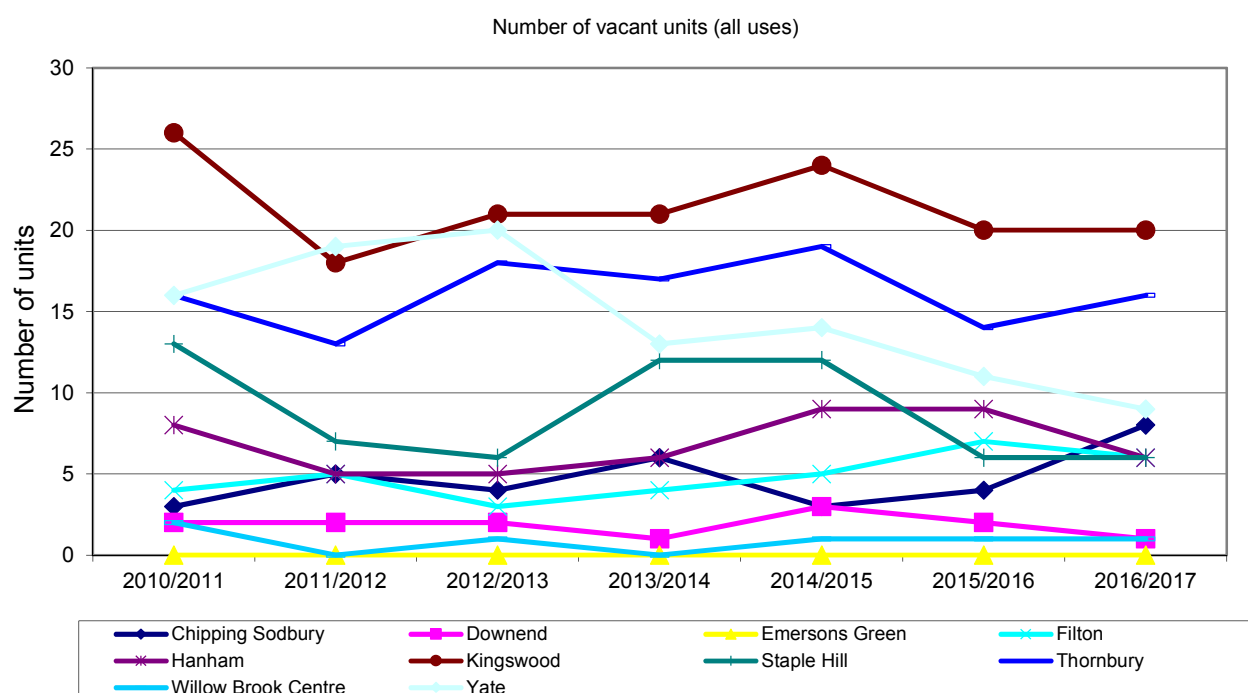


Figure 1.1

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>Chipping Sodbury</b>	3	5	4	6	3	4	8
<b>Downend</b>	2	2	2	1	3	2	1
<b>Emersons Green</b>	0	0	0	0	0	0	0
<b>Filton</b>	4	5	3	4	5	7	6
<b>Hanham</b>	8	5	5	6	9	9	6
<b>Kingswood</b>	26	18	21	21	24	20	20
<b>Staple Hill</b>	13	7	6	12	12	6	6
<b>Thornbury</b>	16	13	18	17	19	14	16
<b>Willow Brook Centre</b>	2	0	1	0	1	1	1
<b>Yate</b>	16	19	20	13	14	11	9
<b>Total</b>	<b>90</b>	<b>74</b>	<b>80</b>	<b>80</b>	<b>90</b>	<b>74</b>	<b>73</b>

Table 1.10

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

## Commentary

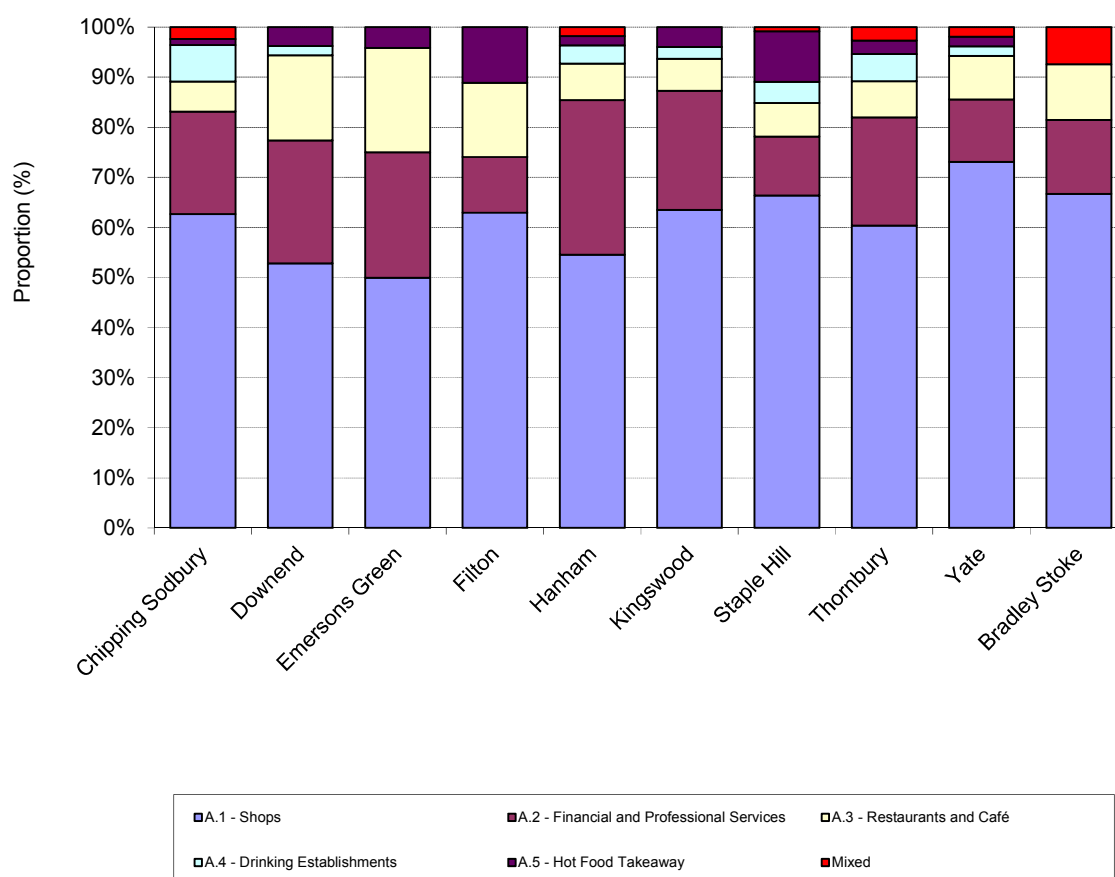
This indicator monitors the level of all vacant units in Town Centres (not just retail uses). Figure 1.1 and Table 1.10 show how the number of vacant units in South Gloucestershire's town centres has changed over the past seven years. In summary they show that:

- Chipping Sodbury vacancy rate has risen compared to previous years;
- Downend has had only one or two vacant units in six of the past seven 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 seven years, it is the smallest town centre in South Gloucestershire (in terms of number of units);
- Filton has a lower vacancy rate compared to 2015/2016 but it is only slightly higher than the vacancy rate compared to other previous years;
- The vacancy rate in Hanham has fallen compared to last year;
- The number of vacant units in Kingswood remains high;
- The number of vacant units in Staple Hill has remained unchanged from the past year;
- The rate of vacancy in Thornbury remains high;
- This year there is only one vacant unit at the Willow brook Centre; and
- The number of vacant units in Yate is the lowest of all the past seven 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.

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

## 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, Chipping Sodbury and Kingswood 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
<b>2006/2007</b>	100	300	-300	0	100
<b>2007/2008</b>	400	800	300	0	1,500
<b>2008/2009</b>	200	1,300	0	100	1,600
<b>2009/2010</b>	100	1,300	1,400	400	3,200
<b>2010/2011</b>	0	600	200	0	800
<b>2011/2012</b>	200	-200	500	400	900
<b>2012/2013</b>	150	0	200	50	400
<b>2013/2014</b>	241	209	153	486	1,089
<b>2014/2015</b>	131	0	543	684	1,358
<b>2015/2016</b>	78	-324	562	513	829
<b>2016/2017</b>	-10	136	1,898	73	2,097
<b>Total</b>	<b>1,590</b>	<b>4,121</b>	<b>5,456</b>	<b>2,706</b>	<b>13,873</b>

**Table 1.12**

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

### Commentary

Since 2006 it is estimated that almost 13,880 additional jobs may have been created in the district through completed developments which required planning permission; 2,097 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; and
- 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; and
- CS24 – Green Infrastructure, Sport and Recreation Standards.

### Relevant PSP Policies to be monitored in future AMR

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

**Unless otherwise stated all figures relate to the period  
1 April 2016 – 31 March 2017**



## Plan period and housing targets

### Commentary

Planning reforms introduced through the Localism Act (November 2011) require local councils 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.

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 10,866 of these new homes were built between April 2006 and March 2017, leaving a minimum of 17,489 new homes to be delivered in the 10 years to 2027.

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

### Net additional homes in previous years; and Net additional homes for the reporting year

#### Net additional dwellings delivered

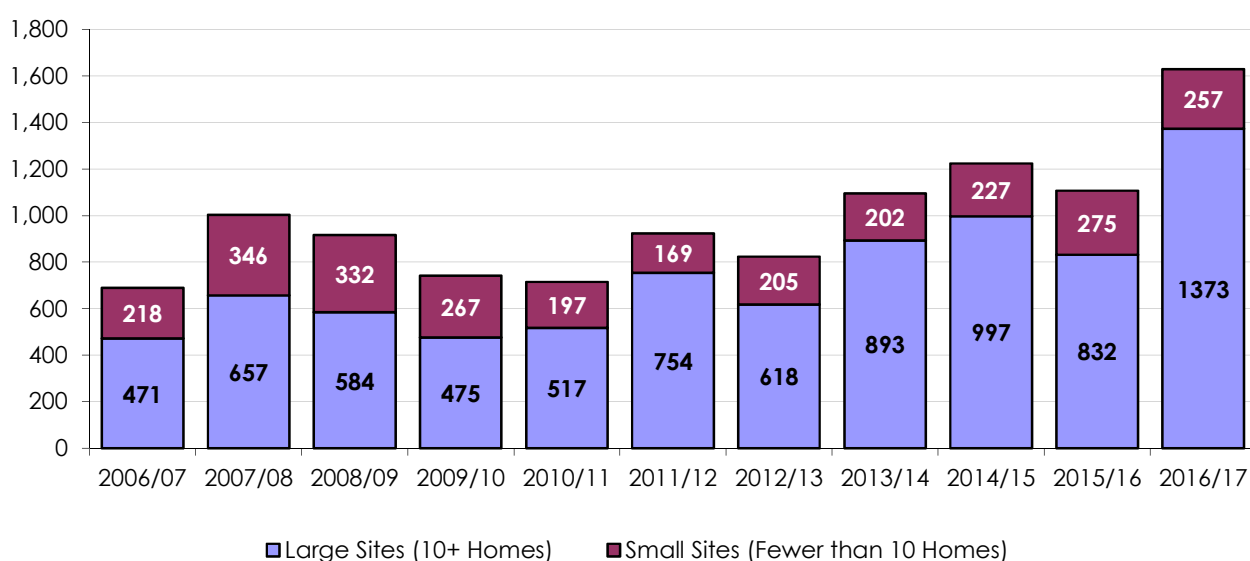


Figure 2.1

### Analysis by policy area – completions 2016 to 2017

	South Glos Total	East Fringe of Bristol	North Fringe of Bristol	Yate/Chipping Sodbury	Thornbury	Rural Areas	Sevenside
New build completions	1,532	539	532	184	189	88	0
Demolitions	44	21	4	0	0	19	0
Change of use (net gain)	116	43	4	10	14	43	2
Conversions (net gain)	10	10	1	0	-1	0	0
Other gains	16	0	0	0	0	16	0
Net additional homes	1,630 (100%)	571 (35%)	533 (33%)	194 (12%)	202 (12%)	128 (8%)	2 (0%)

Table 2.1

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

Date	Number of Homes Lost Through Demolition	Number of Homes Lost Through Conversion	Total New Homes Completed (Gross Completions)	Total Gain/Loss (Net Completions)
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
2016/2017	44	18	1,692	1,630

**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 2017, 1,630 homes (net) were completed in South Gloucestershire.

Table 2.1 shows that the vast majority (94%) of new developments were 'new build' developments.

84% of completions in the last year were on large sites (those with more than 10 homes) illustrating that the Council is proactively working with developers to bring sites forward through the development management process.

In the last year over, 90% of completions were within the established urban areas of the East (35%) and North (33%) fringes of Bristol and the towns of Yate/Chipping Sodbury (12%) and Thornbury (12%), thereby demonstrating housing delivery in accordance and consistent with the Council's adopted Core Strategy.

## Net additional homes 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	5,056
G	Under delivery since the adoption of the Core Strategy (D x 3 - F)	1,384
H	Under delivery annualised over the remaining plan period (G/11 years)	138
I	Annualised under delivery since the adoption of the Core Strategy over the next five years (H x 5)	690
J	Five Year Requirement 2016 to 2021 plus under delivery (E plus I)	8,740
K	Five Year Requirement including 20% "Buffer" (J x 20%)	10,488
L	Annualised provision required (K/5 years)	2,098
M	Total identified deliverable supply 2017 to 2022	9,769
	<b>Five Year supply surplus or deficit (M minus K)</b>	<b>-719</b>
	<b>Percentage of the Five Year supply (M/K x100)</b>	<b>93%</b>
	<b>Five Year supply (M/L)</b>	<b>4.66</b>

**Table 2.3**

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

### Commentary

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

Table 2.3 sets out the land supply calculations based on Policy CS15 of the Core Strategy. The council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information. This includes: recent (October 2017) 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 allocated in 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. Therefore, the housing trajectory continues to be 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 2016 AMR it can be seen that the Council has made further steps forward to address the land supply deficit. In 2016 there was a deficit of 960 homes equating to a supply of 4.54 years. The deficit this year has continued to be reduced by more than 200 homes to give a land supply of 4.66 years. This represents a 25% improvement over last year and when measured over the last two years shows the deficit has been reduced by over 50% (1,451 in 2015 to 719 in 2017). 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 homes on previously developed land**

<b>Year</b>	<b>Number of homes on Previously Developed Land (gross)</b>	<b>Percentage of homes on Previously Developed Land</b>
<b>2004/2005*</b>	415	67%
<b>2005/2006*</b>	520	71%
<b>2006/2007*</b>	478	62%
<b>2007/2008*</b>	771	70%
<b>2008/2009</b>	763	78%
<b>2009/2010</b>	468	60%
<b>2010/2011</b>	482	63%
<b>2011/2012</b>	657	69%
<b>2012/2013</b>	485	55%
<b>2013/2014</b>	445	40%
<b>2014/2015</b>	686	52%
<b>2015/2016</b>	630	55%
<b>2016/2017</b>	786	46%

**Table 2.4**

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

### **Commentary**

In the year to April 2017 some 46% of home completions were on previously developed land (PDL). The South Gloucestershire Local Plan sets a target that 50% of all new home completions should be on PDL, since 2004 this target has been exceeded in twelve of the previous fourteen years. 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 homes being built on former garden land granted after 9 June 2010.

### **Brownfield Land Register**

#### **Commentary**

In March 2016 the council were notified that they had successfully been accepted onto the Government's Brownfield Register Pilot Fund.

On 16th April 2017 central Government published The Town and Country Planning (Brownfield Land Register) Regulations 2017. These regulations require the council to publish a Brownfield Land Register by 31 December 2017.

The Brownfield Land Register consists of two parts, Part 1 and Part 2. Brownfield sites that meet relevant criteria have been entered on Part 1 of the Register. Sites entered on Part 2 are those which are considered appropriate for granting "permission in principle". The Brownfield Land Register will be reviewed annually and published alongside the AMR.

The council's 2017 Brownfield Land Register is now published and available to view on our [website](#).

#### **Part 1**

The 2017 register has 73 sites on Part 1, combined, these sites are estimated to deliver 5,433 new homes. The sites on Part 1 of the register, along with the required and optional information on each site is available to view online [here](#)

For more information on the estimated completion of sites, particularly larger sites that appear on the Brownfield Land Register, please see the housing trajectory component of the AMR at Appendix A.

#### **Part 2**

The 2017 Register has 0 sites on Part 2 of the register.

At this stage the Council has not yet completed all required site analysis and consultation to enter sites in Part 2 of the 2017 Register. The council's Housing & Economic Land Availability Assessment (HELAA) process will be used to analyse sites. Where appropriate and necessary future consultation will be carried out to progress sites for inclusion on Part 2 of the Register.

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

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

	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017
i) Less than 30 dwellings per ha	22%	0%	0%	3%	8%	11%	0%	40%
ii) Between 30 and 50 dwellings per ha	16%	83%	53%	25%	25%	33%	64%	29%
iii) Above 50 dwellings per ha	62%	17%	47%	72%	67%	56%	36%	31%

**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 2017 almost two thirds (60%) of homes (on large housing sites) were delivered at over 30 dph.

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		2016/2017	
	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat
<b>1 bed</b>	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%	25 1%	220 13%
<b>2 bed</b>	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%	262 16%	251 15%
<b>3 bed</b>	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%	532 31%	2 0%
<b>4+ bed</b>	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%	400 24%	0 0%
<b>Totals</b>	<b>456</b> <b>59%</b>	<b>365</b> <b>47%</b>	<b>408</b> <b>53%</b>	<b>324</b> <b>41%</b>	<b>401</b> <b>52%</b>	<b>361</b> <b>48%</b>	<b>597</b> <b>62%</b>	<b>360</b> <b>38%</b>	<b>735</b> <b>65%</b>	<b>388</b> <b>35%</b>	<b>830</b> <b>63%</b>	<b>495</b> <b>37%</b>	<b>869</b> <b>75%</b>	<b>281</b> <b>25%</b>	<b>1219</b> <b>72%</b>	<b>473</b> <b>28%</b>
	<b>780</b>		<b>762</b>		<b>957</b>		<b>885</b>		<b>1,123</b>		<b>1,325</b>		<b>1,150</b>		<b>1,692</b>	

**Table 2.6a**

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

Note: All completion figures are gross

## Analysis by policy area – completions 2016 to 2017

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)
<b>North Fringe of Bristol</b>	3	49	158	126	75	130	0	0	<b>541</b>
<b>East Fringe of Bristol</b>	13	102	174	104	85	96	1	0	<b>575</b>
<b>Yate/Chipping Sodbury</b>	3	41	81	81	22	14	1	0	<b>243</b>
<b>Thornbury</b>	1	25	71	42	31	9	0	0	<b>179</b>
<b>Elsewhere</b>	5	45	48	47	7	2	0	0	<b>154</b>

**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 2017 28% of all residential development comprised of flats (473 homes). This represents the second highest number of flats built in any year since 2009/2010. Table 2.6a also illustrates that 55% of houses built in 2016/2017 had 3-4 bedrooms and that 1% 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 2017, 205 gross completions in the North Fringe of Bristol came in the form of 1 and 2 bed flats compared to 181 in the East Fringe of Bristol. The 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 be high as can be seen in Table 2.6a.

**Annual house completion rates  
per "sales" outlet**  
Table 2.7

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	0008x	Bovis Homes	27/11/2015	2016/2017	1.0	75	75	0.25	300
Land at Harry Stoke, Stoke Gifford	0021a	Crest Nicholson	28/09/2012	2016/2017	2.5	166	66	1	66
Parcels 6 and 7, Emersons Green	0036ab	Barratt Dev'ts	12/11/2013	2016/2017	3.0	129	43	1	43
Parcels 9 and 10, Emersons Green	0036af	Taylor Wimpey	20/06/2014	2016/2017	2.5	135	54	1	54
Fmr Rodford School, Yate	0147	Bellway Homes	19/12/2014	2016/2017	1.5	57	38	1	38
Fmr Police Station, Staple Hill	0160	McCarthy and Stone	31/10/2014	2016/2017	0.5	48	96	1	96
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	0008i	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



### Commentary

Table 2.7 shows annual housing completion rates for all fully completed housing sites of 40 homes 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 few 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, 0008x); Sea Stores, Yate (ref. 0123); Cheswick (ref. 0010e; Savages Wood Road, Bradley Stoke (ref. 0141); Barnhill Court (ref 0129a; Harry Stoke (ref. 0021a); and Former Police Station, Staple Hill (ref. 0160). Annual average completions per outlet (Excluding Charlton Hayes) for these ranging between 66 and 274 homes. When the affordable homes element is removed from these sites this range is reduced to between 44 and 194 homes per outlet. The annual average completions per outlet across all the sites shown in the table is 82 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
2017	115,284	293	0.3

Table 2.8

Source: Council Tax (South Gloucestershire Council)

### Commentary

In December 2017, 293 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
2016/2017	360

Table 2.9a

## Analysis by Policy Area – Completions 2016 to 2017

Policy Area	Affordable Housing completions
East Fringe of Bristol	85
North Fringe of Bristol	106
Yate/Chipping Sodbury	91
Thornbury	34
Rural Areas	44
<b>Total</b>	<b>360</b>

Table 2.9b

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

### Commentary

In the year to April 2017, 360 'affordable' homes were delivered of which 339 were new build 53% of which were in the urban areas of the North and East Fringes of Bristol. Of the 360 homes, 237 were for social rent, 70 were for affordable rent, 53 was for intermediate affordable (4 intermediate rent and 49 shared ownership).

No rural exception schemes were delivered in the 2016/2017 monitoring year.

While this indicator provides the total figure of Affordable Housing delivered 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 AMRs 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. 0008v)	04/09/2015	2016-2016	36	33.3% (12 units)	33.3% (12 units)	0
Charlton Hayes, Patchway (ref. 0008w)	28/09/2015	2016-2017	28	28.6% (8 units)	28.6% (8 units)	0
Charlton Hayes, Patchway (ref. 0008x)	27/11/2015	2016-2017	75	24.0% (18 units)	24.0% (18 units)	0
The Lime Works, Itchington Road, Tytherington (ref. 0009)	21/06/2004	2016-2017	17	29.4% (5 units)	29.4% (5 units)	0
Land at Harry Stoke, Stoke Gifford (ref. 0021a)	28/09/2012	2013-2016	166	33.3% (55 units)	33.3% (55 units)	0
Parcels 6 and 7 Emersons Green (ref. 0036ab)	12/11/2013	2014-2017	129	24.0% (31 units)	24.0% (31 units)	0
Parcels 9 and 10 Emersons Green (ref. 0036af)	20/06/2014	2014-2017	135	25.0% (34 units)	25.0% (34 units)	0
Fmr Rodford School, Yate (ref. 0147)	19/12/2014	2015-2016	57	35.0% (20 units)	35.0% (20 units)	0
Fmr Police Station, Staple Hill (ref. 0160)	31/10/2014	2015-2016	48	10.0% (5 units)	10.0% (5 units)	0
Fmr Care Home, Kelston Close, Yate (ref. 0161)	31/07/2015	2016-2016	24	100.0% (24 units)	100.0% (24 units)	0
12 Oldlands Avenue, Coalpit Heath (ref. 0174l)	11/03/2015	2015-2016	17	100.0% (17 units)	100.0% (17 units)	0
Garage Site off James Road, Soundwell (ref. 0174q)	23/04/2015	2016-2016	5	100.0% (5 units)	100.0% (5 units)	0
Charlton House, Filton (ref. 0177)	31/03/2015	2015-2016	22	100.0% (22 units)	100.0% (22 units)	0
17-19 Edgeware Road, Staple Hill (ref. 0178)	25/03/2015	2016-2016	12	100% (12 units)	100% (12 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 all those sites shown in table 2.10. 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 during the 2016/2017 monitoring year, 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 2016/2017 monitoring year, development was completed on fourteen housing sites where Affordable Housing was required. An account of Affordable Housing delivery on these sites is provided below:

- Charlton Hayes, Patchway – a development scheme of 36 homes, 33.3% of which (12) were “affordable”. This meets the 33.3% identified by SGLP policy H6.
- Charlton Hayes, Patchway – a development scheme of 28 homes, 28.6% of which (8) 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 house numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 75 homes, 24.0% of which (18) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “Affordable Housing” on each parcel will vary due to the house numbers and house types planned.
- Lime Works, Itchington – a development scheme of 17 homes, 29.4% of which were “affordable”. This site was granted planning permission some years prior to the adoption of the SGLP policy H6.

- Land at Harry Stoke, Stoke Gifford – a development of 166 homes, 33.3% of which (55) were “affordable”. This meets the 33.3% identified by SGLP policy H6.
- Parcels 6 and 7 Emersons Green – a development scheme of 129 homes, 25.0% of which (32) 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 house numbers and house types planned.
- Parcels 9 and 10 Emersons Green – a development scheme of 135 homes, 24.0% of which (31) 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 house numbers and house types planned.
- Former Rodford School, Yate – a development scheme of 57 homes, 35.0% of which (20) were affordable. This meets the 35.0% identified by policy CS18.
- Former Police Station, Staple Hill – a development of 48 homes, 10.0% of which (5) were affordable. Whilst this is below the 33.3% identified by SGLP policy H6, the scheme primarily relates to a scheme to provide elderly persons flats.
- Former Care Home, Kelston Close, Yate – a development scheme of 24 homes, 100.0% of which were “affordable”.
- 12 Oldlands Avenue, Coalpit Heath – a development scheme of 17 homes, 100.0% of which were “affordable”.
- Garage site off James Road, Soundwell – a development scheme of 5 homes, 100.0% of which were “affordable”.
- Charlton House, Filton – a development scheme of 22 homes, 100.0% of which were “affordable”.
- 17-19 Edgeware Road, Staple Hill – a development scheme of 12 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)
2011/2012	2
2012/2013	0
2013/2014	5
2014/2015	7
2015/2016	5
2016/2017	0

**Table 2.11**

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

### Commentary

In the 2016/2017 monitoring year, there were no additional Gypsy/Traveller pitches delivered in South Gloucestershire.

There were however a number of pitches under construction in 2016/2017, and it is anticipated these will be completed in 2017/2018. These comprise one pitch at Oldbury Lane, Thornbury (PT13/3361/F), 2 pitches at Hall End, Wickwar (PT16/1833/F) and a 12 pitch site at Leechpool Dairy Farm, Tanhouse Lane, Yate (PT11/2001/F).

## Number of Extra Care housing homes completed

Year	Number of Extra Care housing units completed
2010/2011	123
2011/2012	40
2012/2013	Nil
2013/2014	Nil
2014/2015	Nil
2015/2016	60
2016/2017	Nil

**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 2017, no Extra Care flats were completed.

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

## Number of applicants on Self/Custom Build register

### Commentary

Under The Self-Build and Custom Housebuilding Regulations 2016, from the 1<sup>st</sup> April 2016 Local Authorities are required to maintain a register of those individuals and groups interested in building their own homes in the district. South Gloucestershire Council currently reports quarterly on the number of applicants contained on its register and publishes a summary of each year's data at the end of each base period, which is available to view on the website here: [website](#). Details are also provided on the number of plots that have been granted planning permission for Self-Build and Custom Housebuilding.

The Policies, Sites and Places (PSP) Plan (Adopted 8 November 2017) contains Policy PSP42 Self-Build and Custom Housebuilding which aims to increase the number of self-build and custom housebuilding plots given planning permission across the district. Given the date the PSP Plan was adopted monitoring against policy PSP42 is intended to be reported in the 2018 AMR.

The Council has been successful in appointing a Self-Build Officer to identify and expand opportunities for self-build and custom housebuilding plot provision as well as help monitor the success of the Council's initiatives. This role will also help to identify other opportunities to encourage the growth of this sector of the housing industry and therefore increase the diversity of the market.

## Community Infrastructure Levy (CIL)

Reg 62 Ref	Description	%	Amount
	<b>CIL Receipts 2016/17</b>		
	Total Value of CIL Demand Notices raised in 2016/17		<b>£2,282,451.71</b>
4 (a)	Total CIL receipts for 2016/17	24%	£559,796.81
	Total CIL payable in 2017/18 from Demand Notices issued in 2016/17	42%	£962,756.82
	Total CIL payable in 2018/19 from Demand Notices issued in 2016/17	27%	£635,427.28
	<b>CIL Expenditure in 2016/17</b>		
4(c)(i)	Expenditure on infrastructure	0%	£0.00
4(c)(ii)	Amount of CIL expenditure on each item	0%	£0.00
4(c)(iii)	Amount of CIL applied to repay money borrowed and items of infrastructure funded	22%	£100,000.00
4(c)(iv)	Amount of CIL applied to Administration Expenditure	1%	£29,916.82
	Amount of CIL passed to Town/Parish Council	3%	£80,099.16
4(b)	<b>Total CIL Expenditure</b>	9%	<b>£210,015.98</b>
4(d)	<b>Total CIL receipts retained at end of year [4(a) less 4(b)]</b>	15%	<b>£349,780.83</b>

**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 18<sup>th</sup> 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](mailto:CILTeam@southglos.gov.uk). If you would like to contact us regarding CIL funds and spending email [S106@southglos.gov.uk](mailto:S106@southglos.gov.uk).

### 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
2016/2017	3,105

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%
2016/2017	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 2016/2017 this increase can be attributed to two sites the first being the change of use of part of the vacant B & Q retail unit on Fox Den Road, Stoke Gifford to a gym (2,448 sq.m); and the change of use of a former A3 unit at Yate Riverside to a children's nursery (657 sq.m).

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).

## 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; and
- 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; and
- CS10 – Minerals.



### **Relevant PSP Policies to be monitored in future AMR**

- PSP2 Landscape;
- PSP3 Trees and Woodland;
- PSP4 Designated Local Green Spaces;
- PSP6 Onsite Renewable and Low Carbon Energy;
- PSP7 Development in the Green Belt;
- PSP8 Residential Amenity;
- PSP9 Health Impact Assessments;
- PSP15 Park and Ride/Share;
- PSP17 Heritage Assets and the Historic Environment;
- PSP18 Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSI's);
- PSP19 Wider Biodiversity;
- PSP20 Flood Risk, Surface Water and Watercourse Management;
- PSP21 Environmental Pollution and Impacts;
- PSP22 Unstable Land;
- PSP23 Mineral Working and Restoration;
- PSP24 Mineral Safeguarding Areas; and
- PSP25 Hydrocarbon Extraction (inc. Fracking).

**Unless otherwise stated all figures relate to the period  
1 April 2016 – 31 March 2017**

## 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
2016/2017	19 (16%)	5 (4%)	86 (70%)	9 (7%)	2 (2%)	1 (1%)	122

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.

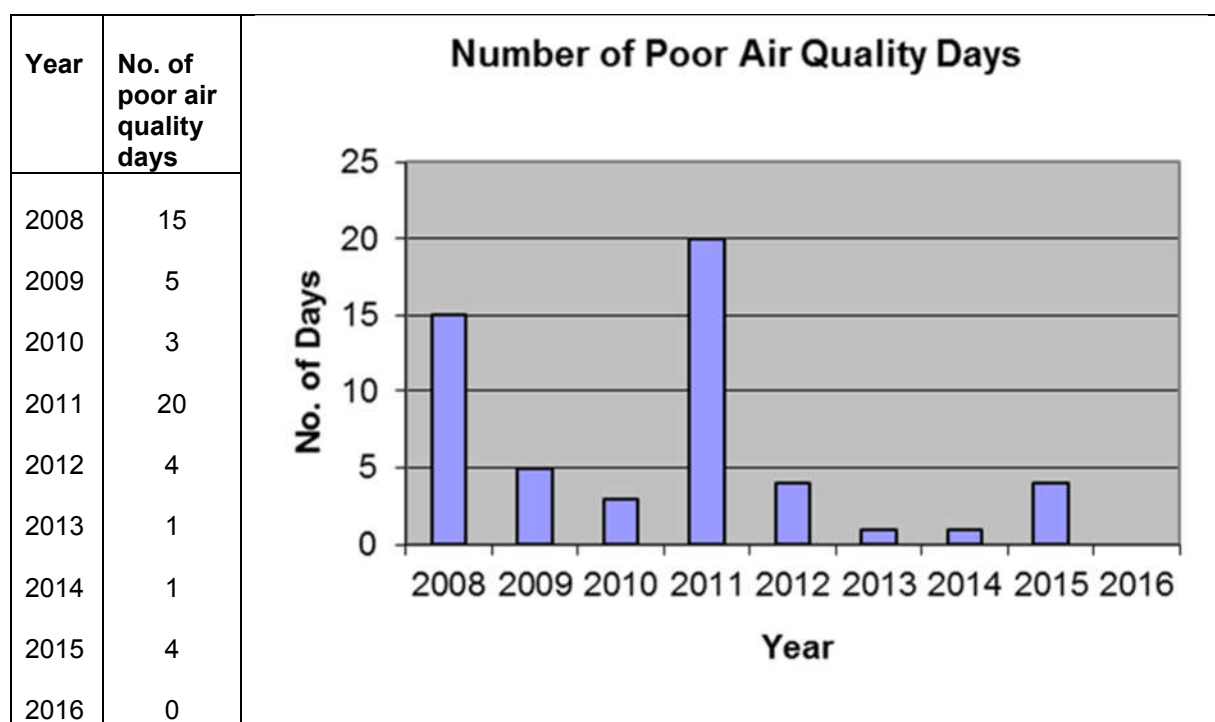
Due to changes in the way that the Environment Agency (EA) report this indicator (via their High Level Target 5 Report (HLT5)) a new method of extracting the data from the Council's Development Management Records was developed in the 2009/2010 monitoring year.

Table 3.1 shows the number of applications on which the Environment Agency provided formal comments to the Council in 2016/2017. The table shows that in 90% 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 12 applications where there was an outstanding Environment Agency objection:

- 2 were withdrawn partly as a result of the EA objection.
- 9 were refused planning permission where the EA objection formed one of the reasons for refusal.
- 1 planning application was granted approval contrary to EA advice. Application DOC15/0266 was granted contrary to EA advice regarding the discharge of condition 3: Updated Flood Risk Assessment. The original application was granted permission on appeal in September 2014.

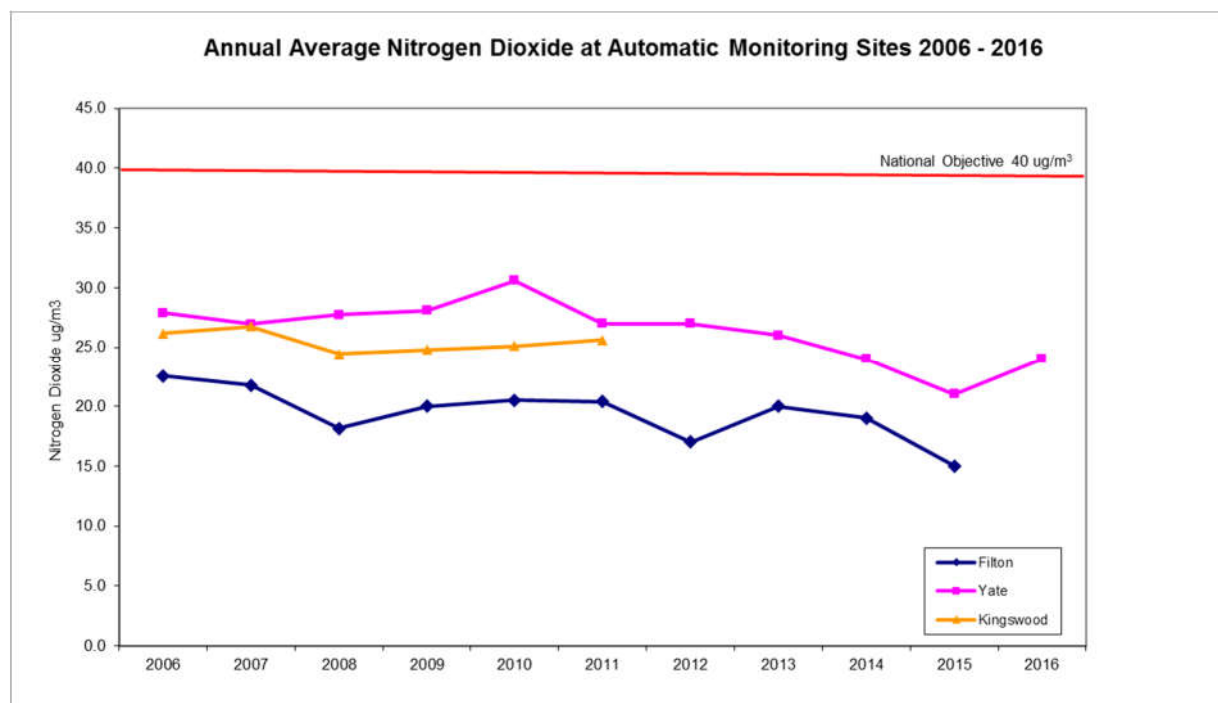
## No. of 'poor' air quality days when pollution exceeds national air quality objectives



**Figure 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 transport, industrial, commercial and domestic sources. The main air pollutant of concern locally is nitrogen dioxide (NO<sub>2</sub>), 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 include the 2016 data derived from the single remaining automatic monitoring site in South Gloucestershire located in Yate. The Kingswood and Filton automatic monitoring stations closed in 2010 and 2014 respectively.

Figure 3.1 shows there were no poor air quality days in 2016 at the Yate monitoring station. 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 2016 at the Yate automatic monitoring site has increased from 2015 to 24µg/m<sup>3</sup>; the same level as that recorded in 2014. The levels of nitrogen dioxide, however, remain well below the national annual mean objective for nitrogen dioxide (40µg/m<sup>3</sup>) at this monitoring site.

Nitrogen dioxide is also monitored across the district at other non-automatic (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 and have been for the past five years, so revocation of this AQMA is being considered.

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

In future, a new air quality indicator will be reported as follows:

Number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m<sup>3</sup>) in South Gloucestershire:

- a) Total number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m<sup>3</sup>) in South Gloucestershire;
- b) Number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m<sup>3</sup>) within Air Quality Management Areas; and
- c) Number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m<sup>3</sup>) outside AQMAs.

## 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
<b>2008/2009</b>	106.25 Ha (7LNRs)	268 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	52 sites
<b>2009/2010</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
<b>2010/2011</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
<b>2011/2012</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
<b>2012/2013</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
<b>2013/2014</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
<b>2014/2015</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4, 104 Ha	53 sites
<b>2015/2016</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4, 104 Ha	53 sites
<b>2016/2017</b>	108.69 Ha (9 LNRs)	273 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	67 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.

The numbers of Local Sites has increased from 2016 with four new SNCIs and fourteen new RIGS adopted by the Council as recommended by the Local Sites Partnership and Avon RIGS Group. In November 2017, a group of volunteers led by the Council's Biodiversity Officer carried out a programme of management works to control scrub at the Parkway P&R SNCI; and the Council is exploring the possibility of using Highway England 'Legacy' funding to restore grassland SNCIs as part of the new M49 motorway junction. At a more strategic level, the Iconic Wildlife & Landscape Sub-Group of the Local Nature Partnership (LNP) continues to investigate the possibility of the LNP championing 'local sites' across the West of England to encourage their sympathetic management for biodiversity. The South Gloucestershire Biodiversity Action Plan has been consolidated and extended and its species and habitats continue to be protected under plan policy within the Policies, Sites & Places Plan.

## Change in priority habitats and species, by type

### Priority Habitat

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
2016/2017	Static	Static	Static	Increasing	Declining	Declining	Static

Table 3.3a

### UK Priority Species

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
2016/2017	Static	Static	Static	Static	Locally Extinct	Static	Static

Table 3.3b

### Local Priority Species

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
2016/2017	Increasing	Static	Static	Static	Static	Static	Static	Static

Table 3.3c

Source: Ecological Officer (South Gloucestershire Council)

### Commentary

As in previous years, 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 can be gleaned through the new areas of semi-natural habitat being created as part of (particularly major) planning applications. The increase in the number of major residential schemes on intensive farmland continues to offer opportunities for biodiversity through new SUDS ('Ponds, Rhynes, Rivers and Water Bodies'); conversely, such development has inevitably led to a loss of hedges and agricultural field margins although the majority of these, having been intensively managed, have had very limited value for wildlife.

White-clawed crayfish are now considered to be extinct within South Gloucestershire, either displaced by alien signal crayfish or through crayfish 'plague'. Adder's tongue spearwort has increased in number due to positive management works carried out on the species sole resident ponds near Hawkesbury. Wild service tree was considered to be static in 2017 purely due to a lack of landscape planting plans for residential schemes agreed that year.

The Heritage Lottery Fund (HLF) Landscape Partnership project 'A Forgotten Landscape' continued throughout 2017 and continues to make a contribution towards the conservation of many of the above habitats and species through the work of its project team and the enthusiastic and motivated network of volunteers and participants that it has generated across the project area <http://www.aforgottenlandscape.org.uk/>.

**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
2016/2017	1	0	2	1	3	2

**Table 3.4**

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

**Commentary**

Policies set out in Chapter 4 of the 2006 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 2016/2017 monitoring year, the Council was successful in 2 of 3 appeals where policies relating to conservation were a material consideration. The Council won 3 of 5 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 2016/2017 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
2016/2017	33	12	7	4

**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	3.62 million tonnes
2016/2017	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 however been an increase in sales in this and the previous 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. The Policies, Sites and Places Plan, which was adopted in 2017, makes provision for additional land for mineral working, to ensure that a 10 year landbank can be maintained.

Currently the calculated landbank is in excess of 10 years. 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 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
2016/2017	No land affected

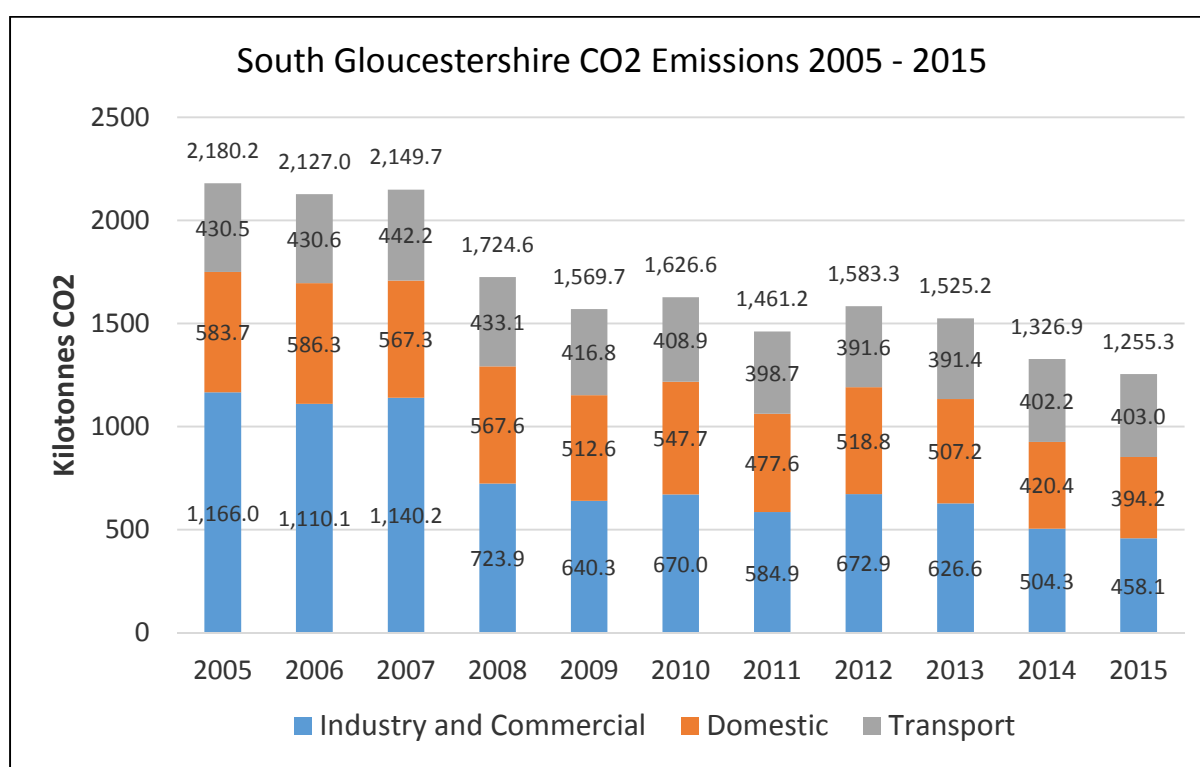
**Table 3.7**

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

### Commentary

In the 2016/2017 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

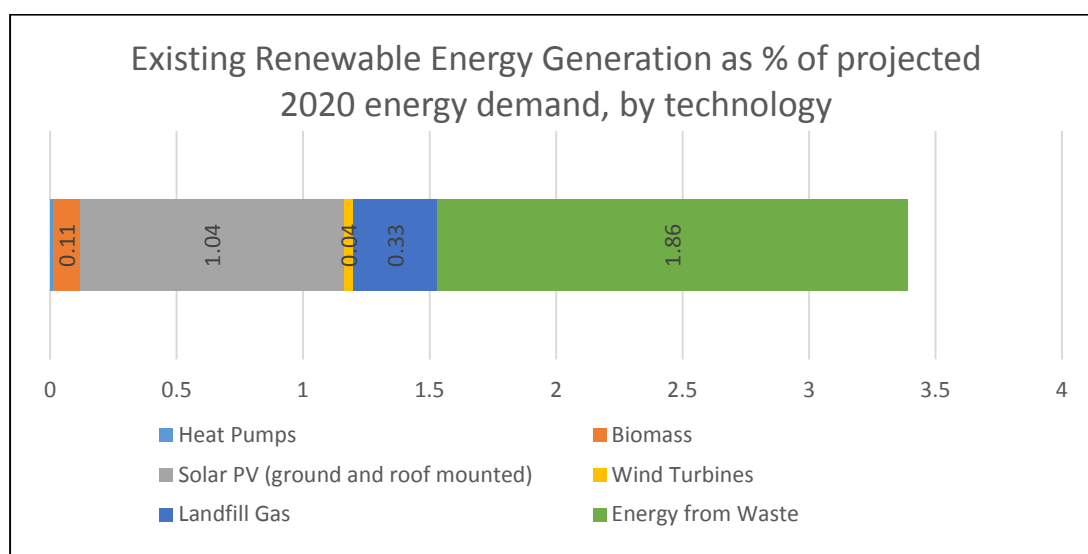
Please note: The South Gloucestershire Climate Change Strategy targets and the local area emissions data presented relate to the 'subset' of total local area emissions which is deemed to be within the scope of influence of Local Authorities. It excludes emissions from motorways, diesel railways, EU Emissions 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 2015 (the most recently available data), emissions were 39% lower than in 1990 and 5.4% lower than the previous year. Annual emissions are influenced by factors such as weather conditions, new development, the wider economy as well as local and national policies and drivers. These factors will continue to influence future energy consumption and CO2 emissions.

## Proportion of energy produced from renewable sources



**Fig 3.4**

Source: Regen SW project database 2016 and South Gloucestershire Council data 2016/17

### 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 3.39% of projected 2020 energy demand. If all the consented renewable energy schemes are developed (with the exception of the consented Anaerobic Digestion project in Severnside which has now been abandoned), the amount of renewable energy being generated would be equal to 4.37% of projected 2020 total energy demand.

Renewable Energy has not been developed at the rate anticipated when the Climate Change Strategy was prepared in 2013. This reflects the situation nationally and is predominantly a reflection of national changes to renewable energy subsidies and planning requirements. An updated assessment of renewable energy resources in South Gloucestershire has been undertaken and also an assessment of possible future scenarios of renewable energy generation and energy demand in South Gloucestershire. The findings will inform the review of the renewable energy target that will be consulted upon in the forthcoming refresh of the Climate Change Strategy. Also, work continues on exploring the potential for strategic district heat networks in South Gloucestershire and Bristol.

## 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
2016/2017	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 2016/2017 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
2016/2017	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 8 years.

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

	Quantity per 1,000 residents	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 tables below document the monitoring tables for the Joint Waste Core Strategy for 2016/17 (1/4/16-31/3/17).

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

### JWCS Strategic Objectives

- To move the management of waste up the waste hierarchy by increasing waste minimisation, recycling and composting then recovering further value from any remaining waste, and only looking to landfill for the disposal of pre-treated waste;
- To help enable communities and businesses in the West of England to take responsibility for the waste they generate;
- To continue to promote public awareness towards a shared commitment to waste prevention and reuse;
- To deliver the timely provision of an integrated network of waste management facilities to meet requirements in the West of England;
- To contribute to reducing and adapting to the impacts of climate change by driving waste up the hierarchy and encouraging the provision of waste management facilities at appropriate locations;
- To encourage sustainable construction and waste minimisation in new development;
- To ensure that waste management facilities do not harm the environment or endanger human health and where possible provide benefits; and
- 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; and
- 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 2016/17 (tonnes)	Capacity lost during 2016/17 (tonnes)	Capacity operational at 31/03/2017 (tonnes)	Capacity permitted but not operational at 31/03/2017 (tonnes)
Bath & North East Somerset		0	0	117,300	0
Bristol City		168,780	0	320,000	264,780
North Somerset		0	0	268,200	0
South Gloucestershire		0	0	203,220	2,500
(West of England	858,000 <sup>1</sup>	168,780	0	908,720	267,280

<sup>1</sup> municipal, commercial & industrial waste

Source: The four West of England authorities

### Commentary

There has been changes from the 2015/16 situation for Bristol, with planning consents granted during 2016/17. They included a change of use of buildings at Blocks 2-3 Chittening Industrial Estate, Bristol from B2/B8 uses to a paper processing and recycling facility (application 16/04253/F), and construction of new vehicle recycling centre at Severn Road Avonmouth (15/05705/F).

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 2016/17 (tonnes)	Capacity lost during 2016/17 (tonnes)	Capacity operational at 31/03/2017 (tonnes)	Capacity permitted but not operational at 31/03/2017 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa	0	0	508,000	664,000	?
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	0	0	523,000	789,000	1.1+?

Source: The four West of England authorities

### Commentary

The main change since 2015/16 has been in zone A reflecting the fact that in December 2016 the SUEZ 400,000tpa capacity Severnside Energy Recovery Centre near Seabank Power Station began operating, boosting the "capacity operational" column and reducing the "capacity permitted but not operational" column".

## JW3: Landfill

### Hazardous/ non-hazardous Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2016/17 (tonnes)	Landfill capacity which became unavailable during 2016/17 (tonnes)	Landfill operational at 31/03/2017 (tonnes)	Landfill permitted but not started at 31/03/2017 (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		0	0	2,000,000 / 200,000 per annum	0



## Inert Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2016/17 (tonnes)	Landfill capacity which became unavailable during 2016/17 (tonnes)	Landfill operational at 31/03/2017 (tonnes)	Landfill permitted but not started at 31/03/2017 (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	Unspecified quantity of restoration material and finishing top soils to be imported to allow for restoration of quarry to Nov 2021	0
	Durnford Quarry	0	0	Approx 382,500 tonnes per annum for 20 years (2012-2032)	0
South Gloucestershire	Shortwood Landfill Site	0	0	250,000 / 20,000 assumed to be for 12 years	0
South Gloucestershire	Berwick Farm Landfill Site	0	0	73,000 / 36,500 per annum for 2 years	0
South Gloucestershire	Beech Hill Farm, Westerleigh	0	0	0	45,000 / 2 years
West of England		0	0		

Source: The four West of England authorities

### Commentary

The only change to the tables on landfill from the 2015/16 situation concerns the Inert Landfill table, and North Somerset. There was approval granted on 21/7/17 for application 16/P/2915/F 17 to vary conditions of other consents so as to increase the time period (to Nov 2021) for importation of restoration materials and finishing sub and top soils to allow for restoration of Lulsgate Quarry to a community recreation area. (No details on quantity available.)

While the approval was outside the 2016/17 monitoring period, it is useful information because it indicates that importation of material for restoration is still ongoing, (whereas the previous data suggested it would have ceased in 2016.)

**Amount of municipal waste (local authority 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%)
2016/2017	14,825 (12%)	38,811 (31%)	1,200 (1%)	62,678 (51%)	6,012 (5%)	123,547 (100%)

**Table 5.5**

Source: DEFRA

### Commentary

In 2016/17, 123,547 tonnes\* of municipal waste was managed in South Gloucestershire, which is a 1% decrease when compared to the previous year. This can be attributed to improvements made to the Sort It Centre service. These improvements restrict non-resident access and trader abuse through the use of a vehicle registration system and van permit scheme.

In 2016/17, 51%\* of municipal waste was recycled which is an increase when compared to the previous two years. This increase is the result of increased recycling tonnage and the reduction in overall household waste which is collected.

Since the start of the contract with SUEZ (previously SITA) in 2000, the amount of waste sent to landfill is for another year in succession at its lowest point. In 2016/17, only 12% of municipal waste was sent to landfill compared to around 12.5% in 2015/16. More material has been diverted from landfill to recycling during this period.

Throughout 2017, changes are being made to further improve recycling rates, including weekly recycling collections which commenced in June 2017 and reducing the size of the black wheeled bins later in the year.

## **Appendix**

### **JWCS Strategic Objectives**

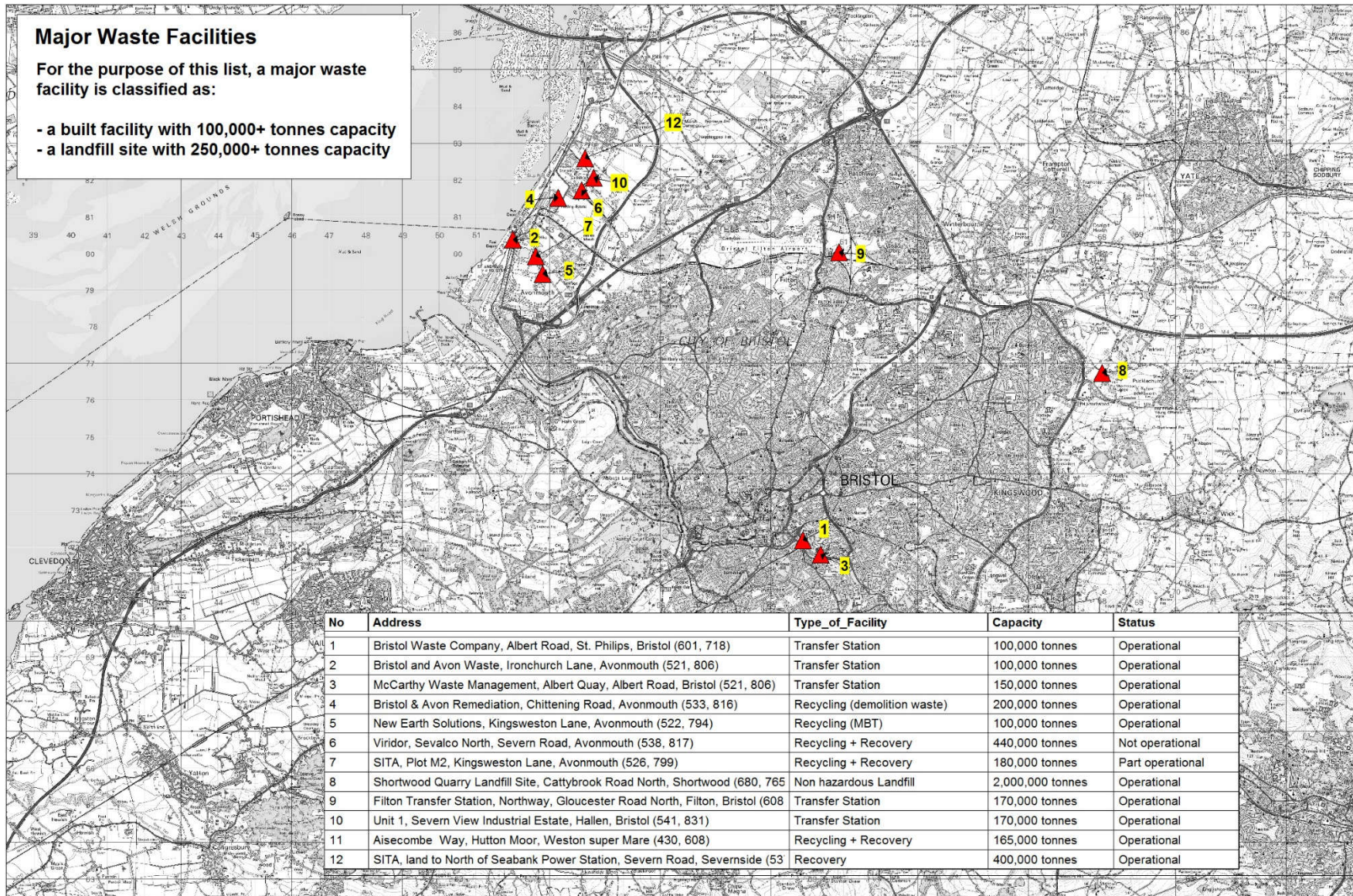
- To move the management of waste up the waste hierarchy by increasing waste minimisation, recycling and composting then recovering further value from any remaining waste, and only looking to landfill for the disposal of pre treated waste;
- To help enable communities and businesses in the West of England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



## Major Waste Facilities

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

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



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## 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.

During 2016/17, the authorities have undertaken the following work to articulate their shared issues and priorities and to demonstrate their continued commitment to joint working.

### Joint Spatial Plan and Transport Study (JSP)

The four West of England authorities are working together to prepare a Joint Spatial Plan (JSP) and supporting technical evidence base. The JSP is a strategic statutory development plan document (DPD) for the West of England.

The JSP has been 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. Whilst the JSP will not allocate new sites, it does identify new Strategic Development Locations (SDLs), which will in turn be brought forward as allocations through each authority's new Local Plan. New site specific allocations and policy designations in Local Plans will need to be in conformity with the JSP. This method of approach demonstrates that the legal obligation of co-operation with each other on strategic matters is satisfied.

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) has informed the development of future strategic transport proposals up to 2036.

Consultation on the [issues and options](#) was undertaken between 9 November 2015 and 26 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 7 November and 19th December 2016. This document presented the updated housing and jobs targets, 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.

On 22 November 2017, the Publication version of the JSP was published in line with Regulations 19 and 20 of the Town and County Planning (Local Planning) Regulations 2012. Details of this engagement can be viewed [online](#).

As part of preparing the Joint Spatial Plan, a number of key evidence base documents have also been published. These include:

### **Strategic Housing Market Assessment**

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

The SHMA documents produced to date for the JSP are:

- [Strategic Housing Market Assessment Volume 1](#)
- [Strategic Housing Market Assessment Volume 2](#)
- [Bath Strategic Housing Market Assessment: Establishing Objectively Assessed Need](#)

### **Sustainability appraisal (SA)**

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 15<sup>th</sup> June and 20<sup>th</sup> July 2015.

A SA report has been published in support of each stage of producing the JSP, and these can be viewed [online](#).

### **Habitats Regulations Assessment (HRA)**

A Habitats Regulations Assessment has been produced by the four unitary authorities. Its purpose is to set out the process undertaken pursuant to satisfying the requirements of the Conservation of Habitats and Species Regulations 2010 in relation to the JSP. The HRA report has been published alongside the Publication JSP. It can be viewed [online](#).

### **Infrastructure**

This Infrastructure Position Statement (IPS) has been produced to support the JSP Publication draft. The infrastructure included in this paper focusses solely on the larger, more strategic transport schemes, strategic infrastructure provided by the utility companies and our statutory providers, and the provision of secondary schools (due to their cost and land requirement). Smaller scale infrastructure will be identified through each UA's Local Plan or site master-planning processes.

The IPS summarises the strategic infrastructure required to support “planned for” growth across the WoE (to 2027), as identified in the 4 UA's Core Strategies. This provides the baseline position in respect of infrastructure delivery. It also provides a commentary on the issues surrounding the delivery of strategic infrastructure to support the development set out in the JSP.

Further details of the evidence base that has been prepared to support the JSP Publication Plan is available to view [online](#).

### **Local Aggregates Assessment (LAA)**

A Local Aggregates Assessment 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 UAs Local Plans and covers the period 2006-2015.

### **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 (JaPDoG). JaPDoG meets quarterly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

(See Appendix B of the 2017 AMR for Commentary on Expected Completions)

			Past Completions														Years 1 to 5					Years 5 to 10					
			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	27/36	Total		
RLS Ref.	Planning Application Number	Address																									
0002hn		Bradley Stoke		56	34	32																			122		
0002hk		Bradley Stoke	147	35																					182		
0003		Dragon Road, Winterbourne			1																				1		
0005		Hortham		77	107	52	25	9																	270		
0006a		Stoke Park Hospital	1																						1		
0007		Filton College, Filton	51	26																					77		
0008a		Charlton Hayes (PT09/1271/RM) - Bovis [H18]					8	43																	51		
0008b		Charlton Hayes (PT09/0765/RM) - Bovis [H21, H22, H23]					75	18	18																111		
0008c		Charlton Hayes (PT10/0042/RM) - Bovis [H19, H20]						26	27	7															60		
0008d		Charlton Hayes (PT12/1137/RM) - Bovis [LC1]								33															33		
0008e		Charlton Hayes (PT11/1766/RM) - Bovis [Part MU5, Part MU6]							40																40		
0008f		Charlton Hayes (PT11/2687/RM) - Bovis [Part H50, Part H51]							25	28															53		
0008h		Charlton Hayes (PT12/0656/RM) - Barratt [H30]						31	15																46		
0008i		Charlton Hayes (PT12/1849/RM) - David Wilson [H27, H32]								34	6														40		
0008j		Charlton Hayes (PT12/0521/RM) - David Wilson [H31]							22	2	1														25		
0008k		Charlton Hayes (PT12/2470/RM) - Barratt [H28, H29, H33]								85	16														101		
0008m		Charlton Hayes (PT13/1003/RM) - Bovis [H25, H26]								10	65														75		
0008n	PT12/4119/RM	Charlton Hayes (PT12/4119/RM) - Bellway [H34, H36]								25	56	5													86		
0008o		Charlton Hayes (PT13/0446/RM) - Bovis [H35, MU3]								65															65		
0008p	PT13/0559/RM	Charlton Hayes (PT13/0559/RM) - Bovis [Part H51, Part H52 to H56]								23	78	36													137		
0008r		Charlton Hayes (PT13/4370/RM) - Bovis [H39]									54														54		
0008s	PT13/4443/RM	Charlton Hayes (PT13/4443/RM) - Bovis [H8, H9, H10]									5	110													115		
0008v	PT15/1349/RM	Charlton Hayes (PT15/1349/RM) - Bovis [MU2]																							36		
0008w	PT15/3344/RM	Charlton Hayes (PT15/3344/RM) - Linden [H38]											4	24											28		
0008x	PT15/1676/RM	Charlton Hayes (PT15/1676/RM) - Bovis [H15, H16]												75											75		
0009	PT02/3497/F	Former Lime Works, Itchington																							17		
0010a		Wallscourt Farm (Phase 1)			40	60																			100		
0010b		Wallscourt Farm (Phase 2)				6	72	56	17	9															160		
0010c		Wallscourt Farm (Phase 3)					42	27	63	61															193		
0010d		Wallscourt Farm (Phase 4)					28	28	21																77		
0010e		Wallscourt Farm (Phase 5 part)																							137		
0010f		Wallscourt Farm (Phase 7)							22	50	25														97		
0010g	PT15/0870/RM	Wallscourt Farm (Phase 5 part) (PT15/0870/RM)												32											32		
0012		162-164 Gloucester Road, Patchway	-5		4	12																			11		
0015		Toghill Lane, Doynton	10																						10		
0017		46-92 Milton Road, Yate	16																						16		
0018		Land at Broad Lane, Yate	23																						23		
0020		Coopers Site, Westerleigh Road, Yate							14	46	7														67		
0021a	PT12/1302/RM	Land at Harry Stoke, Stoke Gifford (PT12/1302/RM)								54	68	35	9												166		
0022		472-478 Filton Avenue, Filton		21																					21		
0023		New Road, Filton			6	66																			72		
0024		West End, Marshfield		12	5																				17		
0025		Whiteshill House, Hambrook	10																						10		
0026		New Road, Rangeworthy	16	5																					21		
0027		The Galleon, Conygre Road, Filton	12																						12		
0028		The Lawns, Yate			14																				14		
0029		Fishpool Hill, Easter Compton	-1		14																				13		
0033		Land at Siston Hill, Siston	77	211	96	63	57																		504		
0034	PK08/3230/F	Hanham Hall Hospital, Hanham					2		25	58	78	22													185		
0036aa	PK13/2790/RM	GHQ Emersons Green - Linden [Parcel 5]									45														45		
0036ab	PK13/2741/RM	GHQ Emersons Green (PK13/2741/RM) - Barratt [Parcels 6 & 7]									46	62	21												129		
0036ad	PK13/2646/RM	GHQ Emersons Green - Persimmon [Parcel 3]									52	4													56		
0036ae	PK13/2647/RM	GHQ Emersons Green (PK13/2647/RM) - Persimmon [Parcel 8]									61	18													79		
0036af	PK13/2649/RM	GHQ Emersons Green (PK13/2649/RM) - Taylor Wimpey [Parcels 9 & 10]									2	51	82												135		
0037		North of Douglas Road, Kingswood	35	96																					131		
0038		Former Woodstock Special School, Courtney Road						66																	66		
0040		Cloverdale Drive, Longwell Green	2																						2		
0041		Land Off Southway Drive, Warmley		13					14	14															41		
0046		Mounthill Nursery, Kingswood		8	6																				14		
0047		Summit Youth Centre, Kingswood		20	51																				71		
0048		Hanham Road DSO, Kingswood	21	3																					24		
0054		Church Road, Kingswood	23																						23		
0060		Carsons Road, Kingswood			4																				4		
0063		Depot Downend Road, Kingswood	14																						14		
0064		29-35 High Street, Kingswood	14																						14		
0065		R/O 1, 3 and 7 Tower Road South, Kingswood				13																			13		
0066		65 Cadbury Heath Road, Kingswood	1	12																					13		



[illegible]

RLS Ref.	Planning Application Number	Address	Past Completions										Years 1 to 5					Years 5 to 10					27/36	Total
			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	
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
		Small Sites fewer than 10 dwellings - North Fringe of Bristol	27	67	49	46	35	21	22	30	43	32	33											405
		Small Sites fewer than 10 dwellings - East Fringe of Bristol	76	150	172	121	67	75	101	66	104	132	74											1,138
		Small Sites fewer than 10 dwellings - Chipping Sodbury	1	1	0	0	4	1	2	15	6	5	1											36
		Small Sites fewer than 10 dwellings - Yate	6	10	17	2	16	7	5	12	2	5	22											104
		Small Sites fewer than 10 dwellings - Thornbury	10	18	2	9	8	2	5	9	6	11	23											103
		Small Sites fewer than 10 dwellings - Elsewhere	98	100	92	89	67	63	70	70	66	90	104											909
0008	PT03/3143/O	Charlton Hayes													67	70	70							207
0008g	PT16/1319/RM	Charlton Hayes (PT16/1319/RM) - Bovis [H3, H4, H5]												40	40	38								118
0008l	PT12/3040/RM	Charlton Hayes (PT12/3040/RM) - Bovis [Part H52]								6					3									9
0008t	PT14/4954/RM	Charlton Hayes (PT14/4954/RM) - Bellway [H40, H47, H48]																						120
0008u	PT16/0832/RM	Charlton Hayes (PT16/0832/RM) - Barratt [H41 to H46, H49]												28	50	50	27							205
0008y	PT15/5088/RM	Charlton Hayes (PT15/5088/RM) - Bovis [H14, H17]											36	27										63
0008z	PT15/5106/RM	Charlton Hayes (PT15/5106/RM) - Linden [H37]											45	20										65
0008aa	PT16/4740/RM	Charlton Hayes (Pending) - Bovis [LC2]													52									52
0008ab	PT16/6598/RM	Charlton Hayes (Pending) - Bovis [H11, H12, H13]													40	50	40							130
0011a	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)											49	100	100	35								284
0011b	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)													261									261
0011c	PT15/1179/O	East of Coldharbour Lane - Phase 2 (PT15/1179/O)															100	3						103
0021	PT06/1001/O	Land at Harry Stoke, Stoke Gifford														50	100	150	150	150	150	150	134	1,034
0035	PK10/1057/F	South of Douglas Road, Kingswood												30	50	50	50	50	50	54				334
0036a	PK04/1965/O	GHQ Emersons Green														28	264	111						403
0036ac	PK13/2648/RM	GHQ Emersons Green (PK13/2648/RM) - Taylor Wimpey [Parcel 2]									68	7					11							86
0036ag	PK14/4110/RM	GHQ Emersons Green (PK14/4110/RM) - Persimmon [Parcel 12]										43	47	9										99
0036ah	PK15/0681/RM	GHQ Emersons Green (PK15/0681/RM) - Barratt [Parcel 11]											30	46	20									96
0036ai	PK14/3540/RM	GHQ Emersons Green (PK14/3540/RM) - Bellway [Parcels 13 & 14]										12	78	28										118
0036aj	PK15/1174/RM	GHQ Emersons Green (PK15/1174/RM) - Persimmon [Parcel 15]											45	12										57
0036ak	PK16/0540/RM	GHQ Emersons Green (PK16/0540/RM) - Persimmon [Parcel 22]											15	41										56
0036al	PK15/5115/RM	GHQ Emersons Green (PK15/5115/RM) - Taylor Wimpey [Parcels 23 & 24]												44	44									88
0036am	PK16/2568/RM	GHQ Emersons Green (PK15/2568/RM) - Persimmon [Parcel 1]												70	20									90
0036an	PK16/6501/RM	GHQ Emersons Green (Pending) - Taylor Wimpey [Parcels 17 & 18a]												50	51									101
0036ao	PK17/4155/RM	GHQ Emersons Green (Pending) - Persimmon Homes [Parcels 18, 20a & 20b]													30	60	24							114
0036ap	PK17/1121/RM	GHQ Emersons Green (Pending) - Persimmon Homes [Parcels 21a]													21									21
0036aq	PK17/2795/RM	GHQ Emersons Green (Pending) - Persimmon Homes [Parcels 16]													30	22								52
0036ar	PK16/5607/RM	GHQ Emersons Green (Pending) - Persimmon Homes [Parcels 27a & 28]													45	50	45							140
0036as	PK17/4910/RM	GHQ Emersons Green (Pending) - Persimmon Homes [Parcel 21b]													17	18								35
0036ba	PK14/2715/RM	Gateway Site Emersons Green (PK14/2715/RM) - Linden [Parcel 2]										41	54	31										126
0036bb	PK15/2918/RM	Gateway Site Emersons Green (PK15/2918/RM) - Taylor Wimpey [Parcel 1]											15	100	13									128
0036bc	PK17/1745/RM	Gateway Site Emersons Green (pending) - Taylor Wimpey [Phase 3]													50	50	22							122
0039	PK04/1724/O	Waterworks Site, Soundwell Road																	25	25	25			75
0095	PK08/1530/F	Kingswood Trading Estate, Kingswood												57										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	37	19										109
0132a	PT13/0919/RM	North of Park Farm, Thornbury (PT13/0919/RM)												84	42									126
0132b	PT15/5528/RM	North of Park Farm, Thornbury (PT15/5528/RM)												40	70	70	70	70	54					374
0133	PK12/1913/O	Land at North Yate - Heron (PK12/1913/O)													50	150	200	250	250	250	250	250	450	2,350
0133a	PK13/1185/RM	Land at North Yate (PK13/1185/RM) - Peg Hill																						235
0138	PT13/0002/O	Frenchay Hospital													12	50	50	50	50	50	50	15		377
0138a	PT15/5412/RM	Phase 1 Frenchay - Redrow (PT15/5412/RM)												50	39									89
0145	PK14/4698/F	Minelco site, Randolph Avenue, Yate										1	25	8										34
0151a	PT12/2395/O	North of Morton Way, Thornbury (Phase 1)									31	65	12	1										109
0151b	PT15/5060/RM	North of Morton Way, Thornbury (Phase 2) (PT15/5060/RM)											36	40	32									108
0151c	PT12/2395/O	North of Morton Way, Thornbury (Phase 3)													33	50								83
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
0163	PK15/1260/F	Cadbury Heath Youth Centre, Park Road, Warmley										7	18											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
0167	PT14/1886/O	R/O Dick Lovett, Laurel Hill, Cribbs Causeway												-2	10	50	50							108
0169	PT14/5028/O	Goodmans additional land "Northfield Park" (PT14/5028/O)														60	60							120
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)														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
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

			Past Completions													Years 1 to 5					Years 5 to 10					
			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	27/36	Total	
RLS Ref.	Planning Application Number	Address																								
0174p	PT15/2099/F	Coalville Rd. Coalpit Heath - Merlin scheme (PT15/2099/F)														4									4	
0174t	PT15/5447/PND	Collins Avenue, Little Stoke (Merlin Phase 2)														-10									-10	
0174t	PT17/4327/F	Collins Avenue, Little Stoke (Merlin Phase 2)															15								15	
0174u	PT15/5376/PND	Rossall Avenue, Little Stoke (Merlin Phase 2)														-2									-2	
0174w	PK15/1651/F	Irving Close, Staple Hill (PK15/1651/F)												-20	25										5	
0174x	PK16/4486/F	28 Blackhorse Lane, Downend													-1	5									4	
0174y	PK16/4492/F	Land off Beaufort Road, Downend														16									16	
0175	PT14/0760/F	Extra Care scheme Charlton Hayes (PT14/0760/F) [H24, LC3]														29									53	
0182	PT14/4404/F	98 Gloucester Road, Filton (PT14/4404/F)												-1	10										9	
0185	PT16/0462/O	Land at Day House Leaze, Wotton Road, Charfield													20	24	20								64	
0186	PT14/2849/F	Bonnington Walk, Stoke Gifford (PT14/2849/F)										1	64	30											95	
0187	PT16/1503/RM	South of Wotton Road, Charfield (PT16/1503/RM)											6	50	50										106	
0188	PT15/3219/F	29 Cabot Court, Filton														11									11	
0189	PK15/3950/F	Land off High Street, Hanham														54									54	
0190	PT16/4055/RM	Land at Post Farm, Thornbury (PT16/4055/RM)													15	55	55								125	
0191	PT15/0510/F	Lockleaze Recreation Ground, Stoke Gifford (PT15/0510/F)													26	50	50	26							152	
0192	PK15/4995/F	Wesleyan Chapel, Blackhorse Road, Kingswood (PK15/4995/F)														15									15	
0193	PT15/5521/F	The Gables, Costers Close, Alveston (PT15/5521/F)															9								9	
0036c		Safeguarded land, Emersons Green																	50	75	100	75	50		350	
0036d		Residual allocated land, Emersons Green																	50	100	50				200	
0133		Land at North Yate - Taylor Wimpey																			30	150	120		300	
0134a	PT14/0565/O	Cribbs/Patchway NN - West of A4018 (PT14/0565/O)															100	100	100	100	100	100	100	200	1,000	
0134ba	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill (PT12/1930/O)															100	150	150	150	150	150	150	100	1,100	
0134bb	PT15/4165/F	Cribbs/Patchway NN - Charlton Common (PT15/4165/F)																80							80	
0134c	PT14/3867/O	Cribbs/Patchway - Former Filton Airfield (PT14/3867/O)															100	250	250	250	250	250	250	825	2,675	
0135a	PT16/4782/O	New Neighbourhood - East of Harry Stoke - Crest [South of railway]																50	100	100	100	150	150	490	1,290	
0135b	PT16/4928/O	New Neighbourhood - East of Harry Stoke - Crest [North of railway]													25	50	75	75	50	52					327	
0135c	PT16/6182/F	New Neighbourhood - East of Harry Stoke - Keepmoat etal [Hambrook Ln/Curtis Ln]													25	48									73	
0135d		New Neighbourhood - East of Harry Stoke [Residual land]														50	75	90	50	45					310	
0194	PK16/4006/O	South of Poplar Lane, Wickwar (PK16/4006/O)														40	40								80	
0195	PK16/2577/O	Rear of 61-67 Cleeve Hill, Downend (PK16/2577/O)														12									12	
0174s		Rodney Crescent, Filton (Merlin Phase 2)														-8	15								7	
0174?		Downend (Merlin Phase 3)															10								10	
0174z	PT17/2270/F	Langdale Court, Consiton Road, Patchway													-17	12									-5	
0197	PK16/5889/F	Kerr House, Morley Road, Staple Hill														21									21	
0198	PT16/4976/F	Junction Hayes Way / Charlton Boulevard, Patchway Site 1														42									42	
0199	PT16/4975F	Junction Hayes Way / Charlton Boulevard, Patchway Site 2															60								60	
0200	PT17/0217/O	Filton Road, Winterbourne																20							20	
0201	PK17/0807/F	Oaktree Avenue, Puckelchurch Site A															38								38	
0202	PK16/2566/F	Cecil Road, Kingswood															29								29	
0203	PK17/0808/F	Oaktree Avenue, Puckelchurch Site B															20								20	
0204	PT16/4774/O	West of Gloucester Road, Thornbury															30	50	50						130	
0205		Staple Hill Primary School, Staple Hill																32							32	
0206	PT16/0982/F	Former Council Offices, Castle Street, Thornbury													-1	62									61	
		Small Sites *													210	210	210	210	210	210	210	210	210		2,100	
		Small Sites *																							1,890	
			689	1,003	916	742	714	923	823	1,095	1,224	1,107	1,630	1,441	2,163	2,160	2,296	1,709	1,589	1,611	1,515	1,535	1,379	3,855	32,119	
			Total 2006 to 2017													Total 2017 to 2022					Total 2022 to 2027					
			10,866													9,769					7,629					
			28,264																							

#### Key



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



Sites with planning permission. 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 816 with planning permission (outline, detailed, and/or reserved matters) of which 317 are under construction (April 2017). Monitoring of past completions of small sites reveals an annual average of 245 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 - 2017

RLS Ref	Location	Assessment		Commentary on Deliverability
0008	Northfield	Available	<input checked="" type="checkbox"/>	April 2017 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. Further Reserved Matters application awaiting decision for 52 apartments leaving an overall balance of 281 homes covered by Outline. October Update - Further Reserved Matters application awaiting decision for 182 homes leaving an overall balance of 207 homes covered by Outline.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway "Charlton Hayes"	Achievable	<input checked="" type="checkbox"/>	
0008aa	North Field	Available	<input checked="" type="checkbox"/>	April 2017 Pending decision on RM application PT16/4740/RM. October Update - Planning permission granted May 2017. Construction not commenced.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
0008ab	North Field	Available	<input checked="" type="checkbox"/>	April 2017 Pending decision on RM planning application PT16/6598/RM. October Update - Planning permission granted July 2017. Construction not commenced.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
0008g	Northfield	Available	<input checked="" type="checkbox"/>	April 2017 Site part of original Outline planning permission. Construction under way. October Update - No change.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			

RLS Ref	Location	Assessment		Commentary on Deliverability
0008l	Northfield	Available	<input checked="" type="checkbox"/>	April 2017 Three homes remain to be completed on site of sales centre. October Update - No change.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008t	Northfield	Available	<input checked="" type="checkbox"/>	April 2017 Construction well advanced. October Update - Almost 80% of site complete and remainder of site under construction.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008u	Northfield	Available	<input checked="" type="checkbox"/>	April 2017 Construction commenced. October Update - First homes complete.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008y	Northfield	Available	<input checked="" type="checkbox"/>	April 2017 Site well advanced. October Update - Site complete.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008z	Northfield	Available	<input checked="" type="checkbox"/>	April 2017 Construction well advanced. October Update - Site complete.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			

RLS Ref	Location	Assessment	Commentary on Deliverability
0011a	Land east of	Available	<p>April 2017 First homes complete. See also sites 0011b and 0011c. October Update - Construction well advanced with over 40% of homes complete.</p> <p>Independent assessment by BNP Paribas confirms unit numbers are robust for Phase 1 and developer positive</p>
	Coldharbour Lane	Suitable	
	Stoke Gifford	Achievable	
0011b	Land east of	Available	<p>April 2017 Site has planning permission. Extra Care housing element of phase 1 of a hybrid application (See also site 0011a and 0011c ). Whole site under construction. October Update - Site well advanced.</p> <p>Independent assessment by BNP Paribas states site sold to Extra Care Charitable Trust and confirms unit numbers are robust.</p>
	Coldharbour Lane	Suitable	
	Stoke Gifford	Achievable	
0011c	Land east of	Available	<p>April 2017 Site has planning permission. Phase 2 of a hybrid application (See also site 0011a and 0011b). October Update - See below.</p> <p>Independent assessment by BNP Paribas advise that site cannot accommodate originally suggested numbers and suggest capacity reduced by 40 units to 103 units. Numbers therefore amended.</p>
	Coldharbour Lane	Suitable	
	Stoke Gifford	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0021	Land at	Available	<input checked="" type="checkbox"/> April 2017 Outline planning permission granted (2007) initial phase "Highbrook Park" (see site 0021a) complete. To reflect delay due to developer led delays only 300 new homes expected within the 5 Year period. October Update - Next Reserved Matters applications expected December 2017.
	Harry Stoke	Suitable	
	Stoke Gifford	Achievable	<input checked="" type="checkbox"/> Independent assessment by BNP Paribas advises Reserved Matters submitted. Delivery start 2019/2020 reasonably expected. Recommencement of construction and forecast robust.
0035	South of	Available	<input checked="" type="checkbox"/> April 2017 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 Update - First homes complete and a small number under construction.
	Douglas Road	Suitable	
	Kingswood	Achievable	<input checked="" type="checkbox"/> Independent assessment by BNP Paribas confirms construction has started and approximately 30 completions are expected for year 2017/2018. Forecast updated accordingly.

RLS Ref	Location	Assessment	Commentary on Deliverability
0036a, 0036ao,0036 aq,0036ar,00 36as	Emersons Green	Available	✓
		Suitable	✓
			<p>April 2017 Outline planning permission approved. A number of Reserved Matters applications approved and construction well advanced. Reserved Matters application PK16/6501/RM pending decision on site for 101 homes leaving a balance of 765 homes covered by the Outline planning permission. October Update - Further RM applications for 341 homes (0036ao 114 units, 0036aq 52 units, 0036ar 140 units, 0036as 35 units) leaving a balance of 403 homes (0036a) covered by the Outline planning permission.</p> <p>Independent assessment by BNP Paribas confirms balance of Outline as 403 units. All outlets selling well and forecast robust.</p> <p>Independent assessment by BNP Paribas confirms RMs 0036ao application rec'd 25/09/2017 and forecast robust. 0036aq RM application under original Emersons Green Outline. 0036ar application rec'd but refused on design code matters. Case officer is positive about this being resolved and forecast delivery is robust. 0036as application not yet determined. Delivery start 18/19 reasonable given feedback from case officers.</p>
		Achievable	✓
0036ac	Parcel 2	Available	✓
	Emersons Green East	Suitable	✓
		Achievable	✓
0036ag	Parcel 12	Available	✓
	Emersons Green	Suitable	✓
		Achievable	✓



RLS Ref	Location	Assessment		Commentary on Deliverability
0036ah	Parcel 11	Available	<input checked="" type="checkbox"/>	April 2017 Site well advanced with approximately 30% of homes complete.  October Update - Site over 60% complete.
	Emersons Green	Suitable	<input checked="" type="checkbox"/>	Independent assessment by PNB Paribas advise forecast is robust, albeit Barratt have suggested they will be providing 10 units fewer on their parcel given consortium issues. South Gloucestershire Council Case officers have not received confirmation of this and forecast has been maintained as suggested.
		Achievable	<input checked="" type="checkbox"/>	
0036ai	Parcels 13 and 14	Available	<input checked="" type="checkbox"/>	April 2017 Site well advanced with over 75% of homes complete.  October update - Site complete.
	Emersons Green	Suitable	<input checked="" type="checkbox"/>	Independent assessment by BNP Paribas advises forecast robust.
		Achievable	<input checked="" type="checkbox"/>	
0036aj	Area 15	Available	<input checked="" type="checkbox"/>	April 2017 Site well advanced with over 75% of homes complete.  October Update - Site complete.
	Emersons Green	Suitable	<input checked="" type="checkbox"/>	Independent assessment by BNP Paribas advises forecast robust.
		Achievable	<input checked="" type="checkbox"/>	
0036ak	Parcel 22	Available	<input checked="" type="checkbox"/>	April 2017 Construction commenced and first homes complete.  October Update - Site substantially complete last six homes under construction.
	Emersons Green	Suitable	<input checked="" type="checkbox"/>	Independent assessment by BNP Paribas advises forecast robust.
		Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0036al	Parcels 23 & 24	Available	✓ April 2017 Construction commenced. October Update - Over 60% of site either complete or under construction.
	Emersons Green	Suitable	✓ Independent assessment by BNP Paribas advise robust given feedback from housebuilder. Taylor Wimpey positive about projected unit numbers.
		Achievable	✓
0036am	Area 1	Available	✓ April 2017 Construction commenced. October Update - Over 30% of homes complete and the majority of the remaining homes under construction.
	Emersons Green	Suitable	✓ Independent assessment by BNP Paribas advises new application PK17/1374/RM amends and revises capacity from 90 to 95. Capacity however not amended as application refused.
		Achievable	✓
0036an	Parcels 17 and 18a	Available	✓ April 2017 - Pending decision on RM application PK16/6501/RM. October Update - Planning permission granted May 2017.
	Emersons Green	Suitable	✓ Construction not commenced.
		Achievable	✓ Independent assessment by BNP Paribas advises application approved 11/05/2017 - forecast robust given feedback from Taylor Wimpey.
0036ap	Parcel 21a	Available	✓ April 2017 Pending decision on RM application PK17/1121/RM. October Update - Planning permission granted September 2017. Construction not commenced.
	Emersons Green	Suitable	✓ Independent assessment by BNP Paribas advises RM application under original Emersons Green Outline.
		Achievable	✓

RLS Ref	Location	Assessment		Commentary on Deliverability
0036ba	Gateway Site	Available	<input checked="" type="checkbox"/>	April 2017 Site well advanced and approximately 75% of homes complete. October Update - Site nearing completion.
	Emersons Green East	Suitable	<input checked="" type="checkbox"/>	Independent assessment by BNP Paribas advise consortium positive and unit numbers forecast are robust
		Achievable	<input checked="" type="checkbox"/>	
0036bb	Gateway Site	Available	<input checked="" type="checkbox"/>	April 2017 Construction commenced and first homes complete. October Update - Site 70% complete.
	Emersons Green East	Suitable	<input checked="" type="checkbox"/>	Independent assessment by BNP Paribas advise consortium positive and unit numbers and delivery rate are robust.
		Achievable	<input checked="" type="checkbox"/>	
0036bc	Emersons Green	Available	<input checked="" type="checkbox"/>	April 2017 Outline planning permission approved and S106 Agreement signed. First two Reserved Matters applications approved and construction well advanced. Application PK17/1745/RM for 122 dwellings pending decision. October Update - Application PK17/1745/RM pending decision, subsequently approved 03/11/2017.
		Suitable	<input checked="" type="checkbox"/>	Independent assessment by BNP Paribas advise application received April for 122 dwellings and approved in November. Unit numbers robust
		Achievable	<input checked="" type="checkbox"/>	
0036c	Emersons Green	Available	<input type="checkbox"/>	April 2017 Site expected to follow completion of other Emersons Green sites. October Update - Overall capacity reduced to take account of site constraints. Site remains outside Five Year period.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0036d	Residual Land	Available	<input type="checkbox"/> April 2017 Site expected to be delivered alongside completion of other Emersons Green sites. October Update - Pending decision on planning application PK17/1112/F 120 dwellings on part of site. Overall capacity for the whole site expected to be in the region of 200 homes.
	Emersons Green East	Suitable	
	Emersons Green	Achievable	
0039	Waterworks Site	Available	<input type="checkbox"/> April 2017 Site remains occupied 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	
	Kingswood	Achievable	
0095	Kingswood Trading Estate	Available	<input checked="" type="checkbox"/> April 2017 Site nearing completion. October Update - Site complete. <input checked="" type="checkbox"/> Independent assessment by BNP Paribas advises forecast robust and developer completed site.
	Elmtree Way	Suitable	
	Kingswood	Achievable	
0127	Mount Pleasant Farm	Available	<input checked="" type="checkbox"/> April 2017 Construction well advanced and first homes nearing completion. October Update - 2 homes complete and remainder under construction most well advanced.
	Longwell Green	Suitable	
		Achievable	

RLS Ref	Location	Assessment		Commentary on Deliverability
0128	Former Intier Site	Available	✓	April 2017 Site clearance and decontamination works underway. October Update - 24 homes under construction.
	Bath Road	Suitable	✓	Independent assessment by BNP Paribas indicates that Linden are positive and unit numbers are robust.
	Bitton	Achievable	✓	
0129b	Land at	Available	✓	April 2017 Site well advanced and over 80% of homes complete. October Update - Site complete.
	Barnhill Quarry	Suitable	✓	
	Chipping Sodbury "Barnhill Gate"	Achievable	✓	
0132a	Park Farm	Available	✓	April 2017 Site well advanced over 65% of homes complete. October Update - All site except 1 home (site of show house car park) complete.
	Butt Lane	Suitable	✓	
	Thornbury "Phase 1"	Achievable	✓	
0132b	Land north of	Available	✓	April 2017 first homes under construction. October Update - Approximately 25% of site under construction.
	Park Farm	Suitable	✓	
	Butt Lane Thornbury	Achievable	✓	

RLS Ref	Location	Assessment	Commentary on Deliverability
0133	New Neighbourhood	Available	<input checked="" type="checkbox"/> April 2017 Submission of infrastructure Reserved Matters expected and first housebuilder Reserved Matters expected by Autumn 2017 with first occupations in 2018. Taylor Wimpey part of site (300 homes) expected to come forward as the back end of the main site is opened up. October Update - Barratt / David Wilson now control whole site and have commenced advertising site.
	Yate	Suitable	
		Achievable	<input checked="" type="checkbox"/> Independent assessment by BNP Paribas advises that start on site will be summer 2018 and overall capacity should be reduced given the detailed layout. Capacity reduced by 100 units and build rates amended as advised. Barratt have purchased site and expect delivery through a number of outlets. Progress made through RM application for infrastructure.
0133a	Land north of	Available	<input checked="" type="checkbox"/> April 2017 Construction well advanced with approximately 80% of site complete. October Update - Site almost complete final 3 homes under construction.
	Peg Hill	Suitable	
	Yate	Achievable	<input checked="" type="checkbox"/> Independent assessment by BNP Paribas advise completion of site, and unit numbers robust .

RLS Ref	Location	Assessment	Commentary on Deliverability
0134a, 0134ba, 0134bb, 0134c	New Neighbourhood	Available	✓ Site comprises four main parcels: 0134a, 0134ba, 0134bb and 0134c
	Cribbs/Patchway	Suitable	✓ Site 0134a. April 2017 Developer has land acquisition and planning challenges which are causing delays. Outline planning application PT14/0565/O for 1,000 homes currently being considered. October Update - No Change. Independent assessment by BNP Paribas advises SGC and developers seeking to agree Framework Agreement. Forecast robust.
			Site 0134ba. April 2017 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 expected. October Update - No change. Independent assessment by BNP Paribas advises forecast robust given feedback from housebuilder.
			Site 0134bb. April 2017 Full application PT15/4165/O requires developer at Fishpool Hill to complete first phase infrastructure before delivery of this site. October Update - No Change. Independent assessment by BNP Paribas advises Redrow site at rear of main Persimmon allocation as follow on phase - full application received subject to S106. All parties working to resolve remaining issues.
			Site 0134c. April 2017 Planning permission approved subject S106 for 2,675 homes. October Update - No Change. Independent assessment by BNP Paribas advises Outline for 2,675 reduced from 2,750. YTL expect delivery in 2019/2020 and forecast robust.
		Achievable	✓
0135a ,0135b, 0135c , 0135d	New Neighbourhood	Available	✓ April 2017 Land owners SGC/Crest/Private - Master planning Stage pre-application but constrained due to landowner delays. Two applications PT16/4928/O (327 units) and PT16/4782/O (1,290 units) received. October update - Site subdivided into four areas all but the residual area site 0135d (approximately 310 dwellings) is subject of current applications.
	East of Harry Stoke	Suitable	✓ Independent assessment by BNP Paribas advise: Site 135a Outline application submitted. Expect determination in spring/early summer 2018. Unit numbers robust; Site 135b Hybrid application submitted. Expect determination spring/early summer 2018. Unit numbers are robust; Site 135c Developer positive and delivery brought forward to 18/19 and 19/20. Supported by feedback from case officer; Site 135d Residual of Outline - numbers robust.
		Achievable	✓

RLS Ref	Location	Assessment		Commentary on Deliverability
0138	Frenchay Hospital	Available	✓	<p>April 2017 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 site 0138a under construction. October Update - See below.</p> <p>Independent assessment by BNP Paribas advises total unit number (over 4 phases) is 466 total balance of outline therefore 377 (given projections for Phase 1 of 89). Consent now granted for Phase 2 which will be starting Q4 2017. Unit completions likely Q1-Q2 2018. Unit numbers robust given feedback from Redrow.</p>
	Park Road	Suitable	✓	
	Frenchay	Achievable	✓	
0138a	Phase 1	Available	✓	<p>April 2017 Construction commenced. October Update - 11 homes and approximately 70% of remaining site under construction.</p> <p>Independent assessment by BNP Paribas confirms 89 units phase 1. Redrow on site and delivery underway. Forecast robust given feedback from Redrow.</p>
	Frenchay Hospital	Suitable	✓	
	Park Road Frenchay	Achievable	✓	
0145	Land off	Available	✓	April 2017 Site well advanced and nearing completion. October Update - Site complete.
	Randolph Avenue	Suitable	✓	
	Yate	Achievable	✓	
0151a	Land at	Available	✓	April 2017 Site nearing completion. All homes except 1 plot (site of show home car park) complete. October Update - No change.
	Morton Way North	Suitable	✓	
	Thornbury	Achievable	✓	



RLS Ref	Location	Assessment	Commentary on Deliverability
0151b	Land at Morton Way (Phase 2) Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2017 Construction commenced and first homes complete. October Update - Construction well advanced with only 2 homes not started.
0151c	Land at Morton Way North Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2017 Site has planning permission as part of a hybrid application PT12/2395/O. October Update - Pending decision on Reseved Matters application PT17/3446/RM for 83 homes received 24/07/2017
0153	Land at The Burltons Cromhall	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2017 Construction commenced and well advanced. October Update - Site complete.
0155	Kennels Cedar Lodge Charlton Common	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2017 Site has Outline planning consent. Pending decision PT16/6845/RM for 13 dwellings. October Update - Reserved Matters planning permission 03/07/2017 site preparation taking place.
0156	Training Centre Eastwood Park Falfield	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2017 Site has Outline planning permissson. Commencement on site expected early next year. October Update - Outline approval allows 5 years for submission of RM application.

RLS Ref	Location	Assessment	Commentary on Deliverability
0158	Care Home	Available	<input checked="" type="checkbox"/> April 2017 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, however site adjacent and linked to adjacent Park Farm development from which a link to Alexandra Way is to built secured through "Grampian" condition.
	Alexandra Way	Suitable	
	Thornbury BS35 1LA	Achievable	
0163	Cadbury Heath	Available	<input checked="" type="checkbox"/> April 2017 Site under construction and first homes complete. October Update - Site complete.
	Youth Centre	Suitable	
	Park Road Warmley	Achievable	
0164	Concrete Plant	Available	<input checked="" type="checkbox"/> April 2017 Site preparations underway. October Update - Site preparations well advanced.
	Quarry Road	Suitable	
	Chipping Sodbury	Achievable	
0165	Land west of	Available	<input checked="" type="checkbox"/> April 2017 site under construction. October Update - No change.
	Pound Mill Centre	Suitable	
	Lower Morton Thornbury	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0167	Rear of	Available	April 2017 Site has outline planning approval. October Update - RM expected.
	Dick Lovett	Suitable	
	Cribbs Causeway	Achievable	
0169	Northfield Park	Available	April 2017 Site has outline planning permission. October Update - Reserved Matters application expected October 2017.
	Charlton Hayes	Suitable	
	Filton	Achievable	
0174	Merlin redevelopment schemes	Available	April 2017 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 Downend and Filton are expected to be completed in the Five Year period as per Merlin's programme. October Update - No change.
		Suitable	
		Achievable	
0174a	15	Available	April 2017 site has planning permission. Completion expected within the Five year period as per Merlin's programme. October Update - Existing houses demolished and new homes under construction.
	Oldlands Avenue	Suitable	
	Coalpit Heath	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0174b	33	Available	April 2017 site under construction. October Update - Site under construction.
	Bell Road	Suitable	
	Coalpit Heath	Achievable	
0174c	37	Available	April 2017 site under construction. October update - Site under construction.
	Ridings Road	Suitable	
	Coalpit Heath	Achievable	
0174e	11	Available	April 2017 site under construction. October update - Site under construction.
	Willow Way	Suitable	
	Coalpit Heath	Achievable	
0174h	10	Available	April 2017 site has planning permission. Completion expected within the Five year period as per Merlin's programme. October update - Existing houses demolished and site under construction.
	Algars Drive	Suitable	
	Iron Acton	Achievable	
0174i	38	Available	April 2017 site has planning permission. Completion expected within the Five year period as per Merlin's programme. October update - Existing houses demolished and site under construction.
	Nibley Lane	Suitable	
	Iron Acton BS37 9UP	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0174m	21 and 23	Available	April 2017 site has planning permission. October Update - Existing houses demolished.
	Chilwood Close	Suitable	
	Iron Acton	Achievable	
0174n	Newlands Avenue	Available	April 2017 site has planning permission. October Update - Existing units demolished and site under construction.
	Coalpit Heath	Suitable	
	BS36 2SQ	Achievable	
0174o	Newlands Avenue	Available	April 2017 site has planning permission. October Update - Existing flats demolished and site under construction.
	Coalpit Heath	Suitable	
	BS36 2SQ	Achievable	
0174p	Garage site off	Available	April 2017 site has planning permission. October update - Existing garages demolished.
	Adjacent to 24	Suitable	
	Coalville Road	Achievable	
0174t	10 -28 (Evens)	Available	April 2017 site has planning permission for demolition of existing 10 homes. Completion expected within the Five year period as per Merlin's programme. October Update - Site has planning application for erection of 15 homes to replace the demolished homes. 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
0174u	10 -28 (Evens)	Available	<input checked="" type="checkbox"/>	April 2017 site has planning permission. Completion expected within the Five year period as per Merlin's programme. October Update - No change.
	Collins Avenue	Suitable	<input checked="" type="checkbox"/>	
	Little Stoke	Achievable	<input checked="" type="checkbox"/>	
0174w	Land at	Available	<input checked="" type="checkbox"/>	April 2017 Site well advanced and many units nearing completion. October Update - Site complete.
	Irving Close	Suitable	<input checked="" type="checkbox"/>	
	Soundwell	Achievable	<input checked="" type="checkbox"/>	
0174x	28	Available	<input checked="" type="checkbox"/>	At April 2017 Site has planning permission. October Update - Existing bungalow demolished and new homes under construction.
	Blackhorse Lane	Suitable	<input checked="" type="checkbox"/>	
	Downend	Achievable	<input checked="" type="checkbox"/>	
0174y	Land off	Available	<input checked="" type="checkbox"/>	At April 2017 Site has planning permission. October Update - Site under construction.
	Beaufort Road	Suitable	<input checked="" type="checkbox"/>	
	Downend	Achievable	<input checked="" type="checkbox"/>	
0174z	Langdale Court	Available	<input checked="" type="checkbox"/>	April 2017 Site part of Merlin Housing Society programme. October Update - Site granted planning consent August 2017 conversion underway.
	Coniston Road	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary on Deliverability
0175	Extra Care Scheme	Available	At April 2017 site 24 flats complete. October Update - No change.
	Charlton Hayes	Suitable	
	H24 and LC3	Achievable	
	Patchway		
0182	98	Available	April 2017 Site nearing completion. October update - Site complete.
	Gloucester Road	Suitable	
	Filton	Achievable	
	BS34 7PF		
0185	Day House Lease	Available	April 2017 Site has Outline planning permission and pending decision on Reserved Matters application PT16/6580/RM. October Update - Reserved Matters permission 16/06/2017. First homes under construction.
	Wotton Road	Suitable	
	Charfield	Achievable	
0186	Playing Fields	Available	April 2017 Site well advanced almost 70% of homes complete. October Update - Site complete.
	Bonnington Walk	Suitable	
	Stoke Gifford	Achievable	
	BS7 9YU		
0187	Land at	Available	April 2017 Construction on site commenced and first homes complete. October Update - Over 50% of site either under construction or complete.
	Wotton Road	Suitable	
	Charfield	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0188	29	Available	April 2017 Site has planning permission. October Update - Alternative proposals PT17/0685/F approved 08/05/2017 for 9 units, but no construction taken place.
	Cabot Court	Suitable	
	Filton	Achievable	
0189	Land at	Available	April 2017 Site preparation works underway. October Update - No change.
	High Street	Suitable	
	Hanham	Achievable	
0190	Land at	Available	April 2017 Site has planning permission. October Update - First homes under construction.
	Post Farm	Suitable	
	Thornbury	Achievable	
0191	Lockleaze Recreation Ground	Available	April 2017 Construction on site commenced. October Update - First homes complete.
	Stoke Gifford	Suitable	
		Achievable	
0192	Wesleyan Chapel	Available	April 2017 Site has planning permission. October Update - Site under construction.
	Blackhorse Road	Suitable	
	Kingswood	Achievable	



RLS Ref	Location	Assessment	Commentary on Deliverability
0193	The Gables	Available	April 2017 Site has planning permission. October Update - No change.
	Costers Close	Suitable	
	Aleveston	Achievable	
0194	Land south of	Available	April 2017 Site has resolution to grant Outline planning permission. October Update - Planning consent granted 24/05/2017
	Poplar Lane	Suitable	
	Wickwar	Achievable	
0195	Rear of 61-67	Available	April 2017 Site has resolution to grant Outline planning permission. October Update - Outline planning consent 28/07/2017.
	Cleeve Hill	Suitable	
	Downend	Achievable	
0197	Kerr House	Available	April 2017 Pending decision on application PK16/5889/F October Update - Planning consent granted May 2017. Construction not commenced.
	Morley Road	Suitable	
	Staple Hill	Achievable	
0198	Junction of Hayes Way	Available	April 2017 Pending decision on Planning application PT16/4976/F. October Update - Site has planning permission and all units are under construction.
	Charlton Boulevard	Suitable	
	Patchway	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0199	Junction of Hayes Way	Available	April 2017 Pending decision on Planning application PT16/4975/F. October Update - Site has planning permission.
	Charlton Boulevard	Suitable	
	Patchway	Achievable	
0200	Filton Road	Available	April 2017 Pending decision on Planning application PT17/0217/O. October Update - Site has planning permission.
	Winterbourne	Suitable	
		Achievable	
0201	Oaktree Avenue	Available	April 2017 Pending decision on Affordable Housing funded scheme Planning application PK17/0807/F. October Update - Site has planning permission.
	Pucklechurch	Suitable	
		Achievable	
0202	Rawlings and Sons	Available	April 2017 Affordable Housing funded scheme. October Update - Site has planning permission.
	Cecil Road	Suitable	
	Kingswood	Achievable	
0203	Land at	Available	April 2017 Pending decision on Affordable Housing funded scheme Planning application PK17/0808/F. October Update - Site has resolution to grant planning permission subject to S106 Agreement.
	Oaktree Avenue	Suitable	
	Pucklechurch	Achievable	

RLS Ref	Location	Assessment	Commentary on Deliverability
0204	Land west of Gloucester Road Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2017 Pending decision PT16/4774/O. October Update - Site has resolution to grant planning permission subject to S106 Agreement.
0205	Staple Hill Primary School Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2107 Site identified as Affordable Housing funded scheme. October Update - Full application due shortly period of local area consultation already taken place.
0206	Former Council Offices Castle Street Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> April 2017 Appeal lodged. October Update - Appeal allowed 30/05/2017 existing buildings demolished and site under construction.

## Appendix C: Future Monitoring Indicators

The table below outlines the new monitoring indicators for the new suite of policies introduced by the Council upon adoption of the Policies, Sites and Places (PSP) Plan on the 8 November 2017. Monitoring will begin once a full monitoring year (between 1 April and 31 March) has been completed with the PSP Plan adopted. This will give the Council an indication of the success of the policies adopted and implemented through the PSP Plan.

<b>Development Management Policy</b>	<b>New or additional monitoring arrangements</b>
PSP2 Landscape	Appeals won/lost where PSP2 was a material consideration*
PSP3 Trees and Woodland	Number of Trees given Tree Preservation Orders*  Area of SSSI lost as a result of built development
PSP4 Designated Local Green Spaces	Number of permissions on Local Green Space that are contrary to Policy PSP4*
PSP6 Onsite Renewable and Low Carbon Energy	Renewable energy generation
PSP7 Development in the Green Belt	Statutory Greenbelt change  Number of permissions in the Green Belt that are contrary to Policy PSP7*
PSP8 Residential Amenity	Appeals won/lost where PSP8 was a material consideration*
PSP9 Health Impact Assessments	Number of Very Major Developments and other qualifying developments that submit Health Impact Assessments as part of a planning application*
PSP15 Park and Ride/Share	Number of permissions for park and ride/park and share/kiss and ride*
PSP17 Heritage Assets and the Historic Environment	Conservation Areas/ Listed buildings/ Scheduled Monuments on the at risk register*  Appeals won/lost where PSP17 was a material consideration*
PSP18 Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSI's)	Area of SSSI's lost as a result of built development
PSP19 Wider Biodiversity	Change in priority habitats and species, by type  UK Priority Species
PSP20 Flood Risk, Surface Water and Watercourse Management	Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality
PSP21 Environmental Pollution and Impacts	Number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m <sup>3</sup> ) in South Gloucestershire

	<p>a) Total no. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m3) in South Gloucestershire</p> <p>b) No. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m3) within Air Quality Management Areas</p> <p>No. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m3) outside AQMAs</p>
PSP22 Unstable Land	Number of planning applications granted contrary to The Coal Authority's advice*
PSP23 Mineral Working and Restoration	<p>Size of landbank for crushed rock</p> <p>Size of landbank for clay</p> <p>Production of primary land won aggregates</p>
PSP24 Mineral Safeguarding Areas	Area of land affected by permissions for major built development in the Mineral Safeguarding Areas
PSP25 Hydrocarbon Extraction (inc. Fracking)	<p>No. of licences granted for Hydrocarbon Extraction activity*</p> <p>No. of planning applications for Hydrocarbon Extraction activity*</p>
PSP26 Enterprise Areas	<p>Employment land available in Enterprise areas – by type (hectares)</p> <p>Total amount of additional employment floor space in Enterprise Areas– by type (net ha)</p> <p>Losses of employment land (B use classes) within Enterprise Areas (net ha)</p> <p>Amount of employment land lost to residential development within Enterprise Areas</p>
PSP27 B8 Storage and Distribution Uses	No. of m <sup>2</sup> approved for B8 Uses outside of the Enterprise Areas and Safeguarded employment areas*
PSP31 Town Centre Uses	Total amount of floor space for 'town centre uses'
PSP33 Shopping Frontages	<p>Percentage of vacant A1 (retail) units in South Gloucestershire's town centres</p> <p>Amount of total primary frontage in town and district centres plus amount and proportion of primary frontage in A1 uses</p>
PSP35 Food and Drink Uses (including drive	No. of planning applications approved for A3, A4, A5 uses*

through takeaway facilities)	Total number of A3, A4, A5 uses within Town Centres*
PSP36 Telecommunications Infrastructure	No. of permissions granted for new telecommunications infrastructure
PSP37 Internal Space and Accessibility Standards for Affordable Dwellings	Appeals won/lost where PSP37 was a material consideration
PSP41 Rural Workers Dwellings	No. of planning applications for rural workers dwellings approved*
PSP42 Self-Build and Custom Housebuilding	No. of self/custom build plots granted permission*
PSP43 Private Amenity Space Standards	Appeals won/lost where PSP37 was a material consideration*
PSP44 Open Space, Sport and Recreation	Loss/gain of space used for sport and recreational uses*

\* Indicates proposed new indicator

