

South Gloucestershire Council

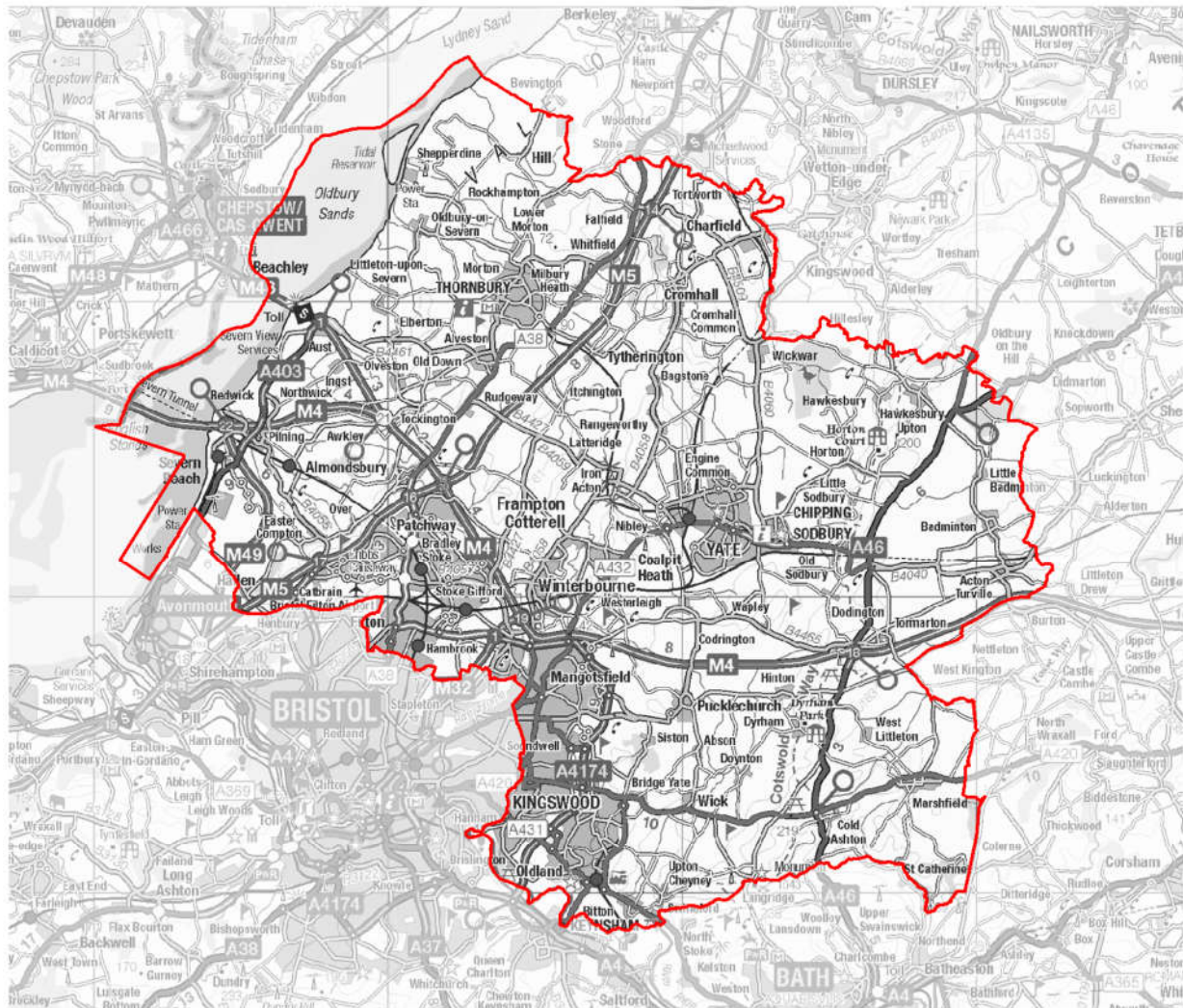
Authority's Monitoring Report (AMR)

2018

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The South Gloucestershire Local Authority Area



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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 in preparing the Council's planning documents.

This is the fourteenth AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2017 to 31 March 2018. Indicators for policies contained within the adopted Policies, Sites and Places (PSP) Plan (2017) 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 2018 publication of the AMR continues to monitor policies contained within the adopted Development Plan.

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

A Social Role

1,599 new homes were completed in 2017/2018, the second highest number since the 1991/1992 monitoring year.

556 (35%) of which were on previously developed (brownfield) land.

71% of completions were within the established urban areas of the East (43%) and North (28%) fringes of Bristol and the market towns of Yate/Chipping Sodbury (6%) and Thornbury (11%), thereby demonstrating housing delivery in accordance with the Council's adopted Core Strategy.

368 'Affordable' Homes were delivered of which 304 were new build, 75% of which were in the urban areas of the North and East Fringes of Bristol. Of the 368 homes, 271 were for social rent, 31 were for affordable rent, 66 were for intermediate affordable.

South Gloucestershire's 5 year housing land supply at December 2018 is confirmed at between 6.26 and 6.28 years. Please see Appendix A for details relating to the Council's 5 year housing land supply.

The Council has published its Brownfield Land Register to its [website](#). The 2018 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 are expected to commence in fifteen years. In 2018 part one of the register contains 80 sites, with potential to deliver 5,231 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 Economic Role

Employment land monitoring data for 2017/18 is currently being analysed and reviewed. This will be available in due course and will be published as a supporting

annex to the 2018 AMR. The survey of retail and town centre occupancy is to be undertaken biennially and will be undertaken in 2019 with the results published in the 2019 AMR. The data for both employment land and retail presented in this AMR reflects the results of the undertaken in 2017 and published within the 2017 AMR.

An Environmental Role

There has been a 0.1ha decrease to the area recorded as Green Belt (GB) in the 2017/2018 monitoring year. This is due to amendments made to correct minor mapping discrepancies; the overall extent of the Green Belt remains unchanged.

The number and extent of sites of biodiversity importance has remained unchanged from the 2016/2017 monitoring year.

The Council continues to work with community groups and volunteers on small-scale biodiversity projects many of which benefit priority or local species and habitats.

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

Introduction

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

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

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

This is the fourteenth AMR prepared by South Gloucestershire Council; it covers the period 1 April 2016 to 31 March 2018 and builds on data presented in previous AMRs.

Structure of the AMR

This year the AMR has been structured to follow the themes, set out as Key Issues, in the adopted Local Plan. Therefore the chapters reflect those set out in the adopted Core Strategy (2013), the Policies, Sites and Places Plan (2017) as well as the Joint Waste Core Strategy (2011).

South Gloucestershire is a complex and diverse area. The key issues have been developed with our partners and communities who have contributed to the preparation of the Local Plan. Our partners are comprised of parish and town councils, voluntary and community groups, local businesses and public sector agencies among other groups. The Council is committed to addressing the issues that local communities feel are important to their social, economic and environmental well-being in a way which draws on the energy and expertise of all. It is because of the focus on these issues and that the role of the AMR to monitor and assess the success of policies that this new format has been adopted. The policies adopted are in response to these key issues and so can be found under the relevant issue within this document.

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.

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

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

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

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

Types of indicator monitored in this report

Local planning authorities can choose which targets and indicators they include in their monitoring report. The indicators in this report are regularly reviewed in order to ensure that they continue to be the most effective measures to assess the performance of Local Plan.

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

Sustainability Appraisal and Significant Effect Indicators

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

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

The first stage in preparing an SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues, it is referred to as the scoping stage.

In September 2017 the Council published a Sustainability Appraisal Scoping Report for the new Local Plan for comment over a 5 week period. The Scoping Report sets out baseline data on sustainability issues in South Gloucestershire, key issues relating to sustainability along with plans and programmes relevant to consider when producing the new Local Plan. The key output of the Scoping

Report is the identification of a set of Sustainability Objectives, which are used to appraise the potential effects of emerging policy and options for achieving growth.

In February 2018, the Council published its Local Plan Consultation Document and alongside it an updated Scoping Report and an initial Sustainability Appraisal report were published as part of the supporting evidence base.

An important role of the SA is to predict, assess and monitor any significant environmental effects arising from their emerging Local Plans. This involves the identification of 'Significant Effects Indicators', which 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.

Government Guidance advises a pragmatic approach with shared monitoring for the SA and the Plan. The AMR includes a wide range of indicators that also relate to the SA Framework and it is considered that these are sufficient to identify any unforeseen adverse effects at an early stage, and also provide information on the predicted effects from the SA.

Reporting on the Local Plan Delivery Programme

AMRs are expected to report upon whether the milestones or targets in the Local Plan Delivery Programme (formerly known as the Local Development Scheme), are on track. This information can be found under the section on **Plans and Policies**.

Annual Monitoring Report linkages

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

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

Planning Strategically Across Boundaries

The National Planning Policy Framework places local planning authorities under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. The Council reports on how the duty is being taken forward through its AMR - further details are set out in the **Duty to Cooperate** section.

The South Gloucestershire Context

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

- [Quality of Life Report](#)
- [Economic Briefings](#)
- [Interactive Area Data Profile](#)
- [English Indices of Deprivation Analysis](#)
- [Know Your Place](#)
- [Census 2011](#)

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 1 April 2017 – 31 March 2018, the 2018 AMR monitors the Core Strategy (2013) and saved policies from the South Gloucestershire Local Plan (2006) and Minerals and Waste Local Plan (2002) that are monitored for the purpose of the 2018 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. It is available on [the current Local Plan Delivery Programme](#) webpage.

***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 the Local Plan (Development Plan Documents) and Supplementary Planning Documents as at December 2018

The **Policies, Sites and Places Plan** (PSP Plan) was formally adopted by the Council on the 8 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).

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 submitted to the Secretary of State (in line with Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012) on 13th April 2018. On this date the JSP entered the 'examination stage'. It is during this stage where independent Inspector(s) review the plan and its supporting evidence base and determine whether the plan is 'sound' (as described in national planning policy) and compliant with relevant legal requirements and therefore able to be adopted. Further details about the JSP Examination are available [here](#).

Alongside the JSP the Council is also preparing its new **South Gloucestershire Local Plan** (SGLP). When adopted the SGLP will replace the Council's adopted Core Strategy and the PSP Plan into a single Local Plan document covering the period from 2018 to 2036. Part of the Local Plan's purpose will be to allocate sites for

strategic development at locations identified in the Joint Spatial Plan (JSP), as well as to allocate new sites for non-strategic development. Public consultation on the Local Plan (in line with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) took place between 5 February and 30 April 2018. Further details about the Local Plan are available [here](#).

1. High Quality Design and Responding to Climate Change

High quality urban design, the provision of Green Infrastructure, and new renewable and low-carbon energy sources, all have a key role to play in responding to climate change, as well as creating distinctive, linked places that support social inclusion and healthy sustainable lifestyles. This chapter sets out the key policies for managing the impact of climate change and directly links to the priorities of the Sustainable Community Strategy and the Council Strategy.

Core Strategy Objectives

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

Core Strategy policies in this chapter:

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS3 Renewable and Low Carbon Energy Generation
- CS4 Renewable or Low Carbon District Heat Networks

On 8 November 2017 the Council adopted its Policies, Sites and Places (PSP) Plan. Indicators for policies contained within the adopted PSP Plan 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.

Policies, Sites and Places Plan policies in this chapter:

- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP4 Designated Local Green Spaces
- PSP6 Onsite Renewable and Low Carbon Energy

Proportion of energy produced from renewables

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

2. Managing Future Development

The core principle of national policy is delivering sustainable development.

Managing future development is a key priority of the Council's Sustainable Community Strategy and the Council Strategy, so that we deal positively with the challenges posed by growth, by planning in a sustainable and integrated way for high quality homes, associated employment opportunities, local community facilities and a convenient and safe transport network which meets our communities' needs and aspirations.

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

Core Strategy Objectives

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

Core Strategy policies in this chapter:

- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS6 Infrastructure and Developer Contributions

On 8 November 2017 the Council adopted its Policies, Sites and Places (PSP) Plan. 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.

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

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

Statutory Greenbelt change

Year	Statutory greenbelt change
2013/2014	- 205.47 ha
2014/2015	None
2015/2016	None
2016/2017	None
2017/2018	-0.1 ha

Table 1.1

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 a change of -0.1ha to the Statutory Green Belt area in South Gloucestershire for the 2017/2018 monitoring year. The change to the extent of the Green Belt is the result of amendments made to correct minor mapping discrepancies as a result of changing from paper based to digital mapping systems. These anomalies came to light following the adoption of the Policies, Sites and Places (PSP) Plan 2017. Upon adoption, the PSP Plan superseded policies from the South Gloucestershire Local Plan (2006), and associated GIS datasets, which had been digitised from paper maps. GIS data for the PSP Plan has been mapped using OS Master Map, and as a result a number of minor discrepancies were identified in relation to the extent of the Green Belt. These mapping anomalies have been rectified and a minor change (circa 0.1ha) to the extent of the Green Belt has been recorded.

3. Tackling Congestion and Improving Accessibility

The Council is committed to working with the other three West of England unitary authorities on transport issues through the Joint Transport Executive Committee (JTEC) and the Joint Local Transport Plan (JLTP) and with businesses through the Local Enterprise Partnership (LEP). The JLTP provides the primary strategy for improving transportation in the locality. Relieving congestion is paramount to the continued economic prosperity of South Gloucestershire, to the health and wellbeing of its residents and to climate change mitigation objectives. Delivery of enhanced travel options to significant destinations, by means other than the private car is therefore a key objective of the JLTP and Council's Core Strategy. This is consistent with the Sustainable Community Strategy's priority of managing future development in a positive way.

Core Strategy Objectives

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

Core Strategy policies in this chapter:

- CS7 Strategic Transport Infrastructure
- CS8 Improving Accessibility

On 8 November 2017 the Council adopted its Policies, Sites and Places (PSP) Plan. 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.

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

- PSP15 Park and Ride/Share

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

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

As part of the Joint Local Transport Plan (JLTP) process, an annual report on progress is produced. The most recently published versions of this relate to the JLTP3, and can be accessed through the TravelWest website at <https://travelwest.info/projects/joint-local-transport-plan>.

4. Managing the Environment and Heritage

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

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

Core Strategy Objectives

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

Core Strategy policies in this chapter:

- CS9 Managing the Environment and Heritage
- CS10 Minerals

On 8 November 2017 the Council adopted its Policies, Sites and Places (PSP) Plan. 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.

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

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

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	
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
2017/2018	5 (6%)	6 (7%)	66 (80%)	3 (4%)	0 (0%)	3 (4%)	83

Table 4.1

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

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

N.B. Figures are rounded

Commentary

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

Table 4.1 shows the number of applications on which the Environment Agency provided formal comments to the Council in 2017/2018. The table shows that in 93% 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.

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

The Council has stopped monitoring this indicator as it is not based on national air quality objectives or European Union (EU) limit values. Air quality monitoring is published in the [Air Quality Annual Status Reports](#) found on our website.

Annual average nitrogen dioxide levels

The Council already reports on this indicator in the [Air Quality Annual Status Reports](#) found on its website.

Number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m³) in South Gloucestershire

The Council already reports on this indicator in the [Air Quality Annual Status Reports](#) found on its website.

No. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m³) outside AQMAs

The Council already reports on this indicator in the [Air Quality Annual Status Reports](#) found on its website.

CO₂ emissions in South Gloucestershire

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

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
2013/2014	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
2014/2015	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4, 104 Ha	53 sites
2015/2016	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4, 104 Ha	53 sites
2016/2017	108.69 Ha (9 LNRs)	273 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	67 sites
2017/2018	108.69 Ha (9 LNRs)	273 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	67 sites

Table 4.2

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 and areas of protected sites has remained static, although the Council has reformed the Local Sites Partnership and is in the process of agreeing the designation of four new SNCIs. In 2017 volunteers cleared back banks of dense scrub at The Parkway P&R SNCI which was threatening to choke out the unimproved grassland which supports a variety of species of invertebrates including a small population of the small blue butterfly. Subsequent monitoring in 2018 found the butterfly's eggs on their food plant, kidney vetch, in the grassland indicating that the species was still present and breeding and that the scrub clearance exercise had been successful.

The Council is also working with Arup on behalf of Highways England to develop potential large-scale projects near Severnside under their 'Legacy' funding (new M49 Junction), including the restoration of a grassland SNCI and a possible wetlands project to benefit the Severn Estuary SPA/Ramsar/SSSI.

The lower field of Woodwell Meadows SNCI was over-seeded as part of the Landscape Partnership HLF Project 'A Forgotten Landscape' (see below).

At a more strategic level, the West of England Local Nature Partnership (LNP) continues to explore the possibility of a pan-UA project championing the sympathetic management of local sites (SNCIs/RIGS) for their biodiversity although this is a challenge given the number of sites, landowners and the cost of meaningful surveys.

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
2017/2018	Static	Static	Static	Increasing	Declining	Declining	Static

Table 4.3a

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
2016/2017	Declining	Static	Static	Declining	Locally Extinct	Static	Static

Table 4.3b**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
2017/2018	Increasing	Static	Static	Static	Declining	Declining	Declining	Static

Table 4.3c

Source: Ecological Officer (South Gloucestershire Council)

Commentary

As indicated in previous years' reports, it is difficult to gather precise data for the increase or decline in populations of priority species and habitat across South Gloucestershire. 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 gain, most notably new ponds and species-rich grassland. However, this is countered by development also resulting in a loss of hedges (even if these have been intensively managed with limited value for wildlife).

A big area of wetlands ('water bodies') is also proposed as part of the Avonmouth/Sevenside Flood Defence and Ecological Mitigation Project, which involves raising the sea defences between the Port and the village of Aust and the planning application for the scheme (and wetlands) was submitted in Autumn 2018 and is currently being determined.

The Heritage Lottery Fund (HLF) Landscape Partnership project 'A Forgotten Landscape' is now into its 'legacy' period having been running over the last three years in the coastal floodplain between Gloucestershire and the Port. The project has made a significant 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 including ponds, orchards and great crested newts.

See <http://www.aforgottenlandscape.org.uk/> for more information.

The Council's Biodiversity Officer continues to work with community groups and volunteers on small-scale biodiversity projects many of which benefit these priority or local species and habitats.

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

Date	AONB (SGLP policy L2)		Conservation Area (SGLP policy L12)		Listed Building (SGLP policy L13 & L14)	
	Won	Lost	Won	Lost	Won	Lost
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
2017/2018	1	0	5	1	9	2

Table 4.4

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

Commentary

Policies 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 4.4 indicates that these policies are generally achieving this objective.

Number of trees given Tree Preservation Orders (TPOs)

Year	With Individual Trees	With Groups of Trees	Area Orders	Woodland Orders
2013/2014	29	6	7	1
2014/2015	25	8	9	1
2015/2016	22	11	6	3
2016/2017	33	12	7	4
2017/2018	33	6	12	0

Table 4.5

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*
2013/2014	2.66 million tonnes
2014/2015	3.19 million tonnes
2015/2016	3.62 million tonnes
2016/2017	3.72 million tonnes
2017/2018	Data not currently available

Table 4.6

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

Commentary

3.72 million tonnes of crushed rock aggregate was produced at quarries in the WoE in the year to the end of 2016, an increase of 0.1mt (2.7%) on the 3.62mt that was produced in 2015.

Further information is available in the West of England Local Aggregates Assessment (LAA), which is available on the Council's website at <http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/planning-policy-monitoring-reports/minerals-evidence/>.

Size of landbank for crushed rock

Commentary

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

Currently the calculated landbank is in excess of 10 years. This indicator will be monitored and reported annually.

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

Year	Area of land affected
2013/2014	No land affected
2014/2015	No land affected
2015/2016	No land affected
2016/2017	No land affected
2017/2018	19.4ha

Table 4.7

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

Commentary

In the 2017/2018 monitoring year, 19.4ha of land within the Mineral Resource Area was affected by permissions for major built development. This comprises:

- 2.5ha – Land To The West Of Stowell Hill, Tytherington (PT17/2331/O);
- 1.6ha – Land at Duck Street, Tytherington (PT17/2240/F); and
- 15.3ha – Land east of Park Lane, Coalpit Heath (PT17/0215/O).

In future AMRs, this indicator will monitor the Mineral Safeguarding Area defined by Policy PSP24 of the Policies Sites and Places Plan.

5. Managing Economic Prosperity

South Gloucestershire has a robust, diverse and vibrant economy which has experienced high job growth rates and low unemployment. The area has many strengths including excellent road and rail connections, the successful key sectors of aerospace engineering, the MOD and the financial services industries, as well as the University of the West of England (UWE) and the large retail area at Cribbs Causeway. Major development in the pipeline, including the Science Park at Emersons Green, will help to reinforce the local economy. However, after 20 years of high growth, there is a need for a more balanced and manageable strategy for economic development, within which some growth is steered towards other parts of the West of England sub-region.

Maintaining economic prosperity is a key priority of the Council's Sustainable Community Strategy and the Council Strategy and is reflected in the Council's Economic Development Strategy, and in the Council's partnership with the West of England Local Enterprise Partnership.

Core Strategy Objectives

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

Core Strategy policies in this chapter:

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

On 8 November 2017 the Council adopted its Policies, Sites and Places (PSP) Plan. 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.

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

- PSP26 Enterprise Areas
- PSP27 B8 Storage and Distribution Uses
- PSP31 Town Centre Uses

- PSP33 Shopping Frontages
- PSP35 Food and Drink Uses (including drive through takeaway facilities)
- PSP36 Telecommunications Infrastructure

Employment land available – by type (hectares)

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
2013/2014	2.01	16.87	0.42	18.10	131.91	191.22	360.53
2014/2015	0.49	16.87	0.45	18.70	120.17	203.73	360.41
2015/2016	5.93	16.87	0.45	-9.01	120.78	189.71	324.73
2016/2017	9.14	16.33	0.15	0.66	182.02	110.07	318.37

Table 5.1

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

Commentary

Employment land monitoring data for 2017/18 is currently being analysed and reviewed. This will be available in due course and will be published as a supporting annex to the 2018 AMR. The data presented in this AMR reflects the results of the employment land survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary.

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

Year		B1a	B1b	B1c	B2	B8	Mixed	Total
2013/2014	Net (sq.m)	-2,715	9,972	224	4,315	-25,465	20,991	7,322
2014/2015	Net (sq.m)	0	0	0	1,408	20,271	-3,392	18,827
2015/2016	Net (sq.m)	-5,698	0	0	13,226	-10,737	12,720	9,511
2016/2017	Net (sq.m)	-2,300	0	6,845	102	166,109	4,354	175,110

Table 5.2

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

Commentary

Employment land monitoring data for 2017/18 is currently being analysed and reviewed. This will be available in due course and will be published as a supporting annex to the 2018 AMR. The data presented in this AMR reflects the results of the employment land survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary

Total amount of floorspace for 'town centre uses'

		A1	A2	B1a	D2	Other Mixed	A3/A4/A5	Mixed 'A'	Total
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 5.3

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.

South Gloucestershire Council is still reviewing and analysing employment land survey data and did not undertake retail monitoring in year 2017/2018 however intends to undertake these surveys in the monitoring year 2018/2019. The data presented in this AMR reflects the results of the employment land and retail undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary.

Year	Previous Use	Area (ha)
2013/2014	B1a – Office	0.96
	B1 – Mixed	0.23
		1.19
2014/2015	B8 – Storage and Distribution	0.36
	Mixed B	1.67
		2.03
2015/2016	B1a – Office	2.01
	B8 – Storage and Distribution	2.21
		4.22
2016/2017	B1a – Office	1.83
	B1 – General	0.28
	B8 – Storage and Distribution	0.11
		2.22

Table 5.4

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

Commentary

Employment land monitoring data for 2017/18 is currently being analysed and reviewed. This will be available in due course and will be published as a supporting annex to the 2018 AMR. The data presented in this AMR reflects the results of the employment land survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary.

Amount of employment land lost to residential development within safeguarded areas

Year	Amount of employment land lost
2013/2014	No loss
2014/2015	No loss
2015/2016	1.29 ha
2016/2017	0.02 ha

Table 5.5

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

Commentary

Employment land monitoring data for 2017/18 is currently being analysed and reviewed. This will be available in due course and will be published as a supporting annex to the 2018 AMR. The data presented in this AMR reflects the results of the employment land survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary.

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

Previous use class	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)
B1a	11	0.44	8	0.08	28	0.89	7	0.46
B1	-	-	1	0.05	-	-	-	-
B1c	-	-	-	-	-	-	3	0.40
B2	15	0.20	6	0.08	11	0.64	1	0.09
B8	-	-	2	0.09	13	0.39	4	0.09
Total	26	0.64	17	0.29	52	1.92	15	1.04

Table 5.6

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

Commentary

Employment land monitoring data for 2017/18 is currently being analysed and reviewed. This will be available in due course and will be published as a supporting annex to the 2018 AMR. The data presented in this AMR reflects the results of the employment land survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary. This indicator should be read in conjunction with the Indicator the "Amount of employment land lost to residential development within safeguarded areas".

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

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

Year	A1 + A2
2013/2014	9,527
2014/2015	263
2015/2016	1,861
2016/2017	-5,942

Table 5.7

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

Commentary

South Gloucestershire Council did not undertake a survey of retail and town centres in 2018 however intends to continue the survey of retail and town centres in 2019, as it moves towards a bi-annual review of retailing and town centres. The data presented in this AMR reflects the results of the retail survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary.

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

	Total primary frontage (metres)	Amount in A1 use (metres)	% of primary frontage in A1 use
2013/2014	4,466	3,301	73.9%
2014/2015	4,466	3,291	73.7%
2015/2016	4,466	3,228	72.3%
2016/2017	4,448	3,192	71.8%

Table 5.8

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

Commentary

South Gloucestershire Council did not undertake a survey of retail and town centres in 2018 however intends to continue the survey of retail and town centres in 2019. The data presented in this AMR reflects the results of the retail survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary.

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

	2013/2014	2014/2015	2015/2016	2016/2017
Chipping Sodbury	1.9	3.7	3.7	5.6
Downend	3.3	6.7	3.4	3.4
Emersons Green	0	0	0	0
Filton	12.5	16.7	20.0	14.3
Hanham	12.8	18.4	11.8	9.1
Kingswood	16.3	13.1	14.3	12.8
Staple Hill	4.8	4.9	4.8	6.9
Thornbury	8.2	11.0	6.9	6.9
Yate (exc. Station Road)	16.5	15.2	12.2	8.4
Bradley Stoke	0	0	0	0
Total	9.4	10.1	8.6	7.9

Table 5.9

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

Commentary

South Gloucestershire Council did not undertake a survey of retail and town centres in 2018 however intends to continue the survey of retail and town centres in 2019. The data presented in this AMR reflects the results of the retail survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary.

Number of vacant units (all uses)

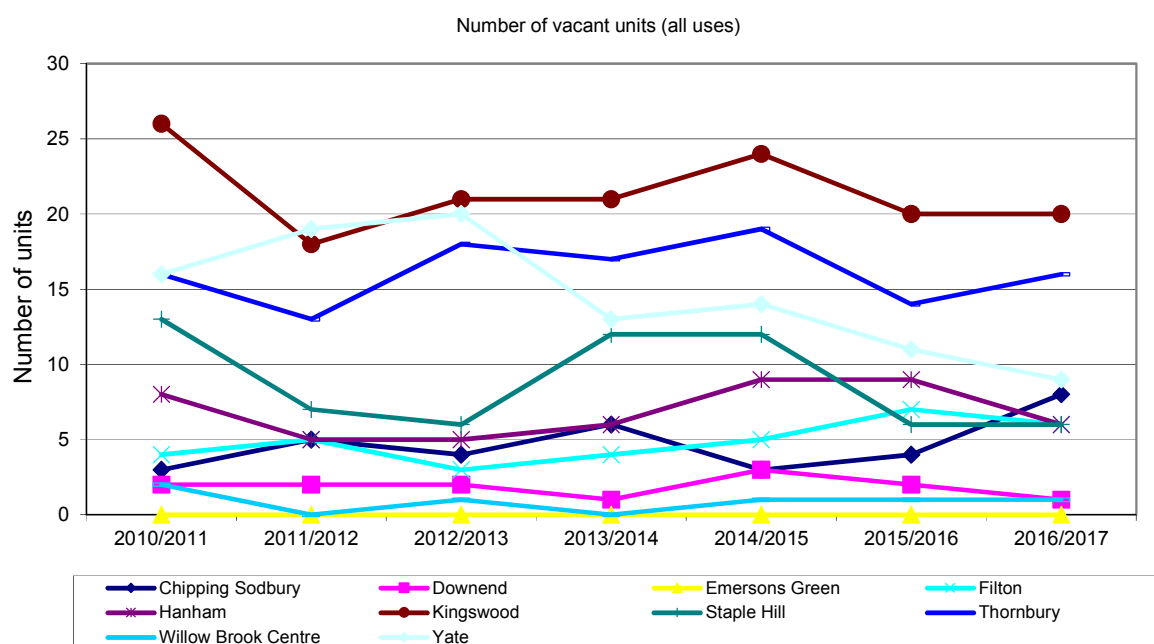


Figure 5.1

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

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

Table 5.10

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

Commentary

South Gloucestershire Council did not undertake a survey of retail and town centres in 2018 however intends to continue the survey of retail and town centres in 2019. The data presented in this AMR reflects the results of the retail survey undertaken in 2017 and published within the 2017 AMR, please refer to this document for any associated commentary.

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

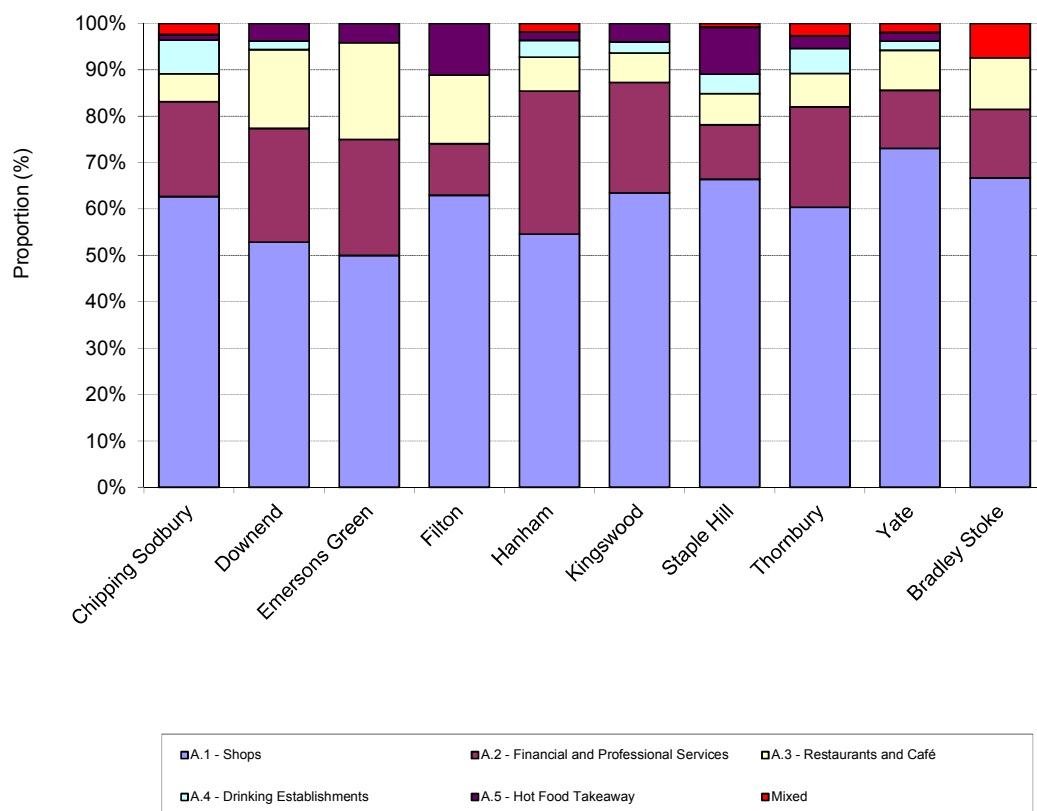


Figure 5.2

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

Commentary

South Gloucestershire Council did not undertake a survey of retail and town centres in 2018 however intends to continue the survey of retail and town centres in 2019. The tables related to the retail survey therefore reflect the results of the retail and town centre surveys undertaken in 2017 and published in the 2017 AMR. Please refer to the 2017 AMR for associated commentary.

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
2013/2014	241	209	153	486	1,089
2014/2015	131	0	543	684	1,358
2015/2016	78	-324	562	513	829
2016/2017	-10	136	1,898	73	2,097
2017/2018	103	37	2,717	206	3,063
Total	1,590	4,121	5,456	2,706	13,873

Table 5.12

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

Commentary

Since 2013 it is estimated that almost 13,873 additional jobs *may* have been created in the district through completed developments which required planning permission; 3,063 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 have 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.

6. Providing Housing and Community Infrastructure

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

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

Core Strategy Objectives

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

Core Strategy policies in this chapter:

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

On 8 November 2017 the Council adopted its Policies, Sites and Places (PSP) Plan. 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.

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

- PSP37 Internal Space and Accessibility Standards for Affordable Dwellings
- PSP41 Rural Workers Dwellings

- PSP42 Self-Build and Custom Housebuilding
- PSP43 Private Amenity Space Standards
- PSP44 Open Space, Sport and Recreation

Plan period and housing targets

Commentary

Paragraph 73 of the National Planning Policy Framework (NPPF, July 2018), requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements set out in adopted strategic policies, or against their local housing need [using the standard method for calculating local housing need] where the strategic policies are more than five years old. As the Council's Core Strategy is now more than five years old, in accordance with the NPPF, the Council has identified and updated a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing supply against its local housing need (LHN) defined using the new standard method for calculating local housing need.

Further details on the housing requirement, including the calculation of the five-year land supply, are set out below and at **Appendix A**. Please refer to previous versions of the AMR for past land supply calculations.

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

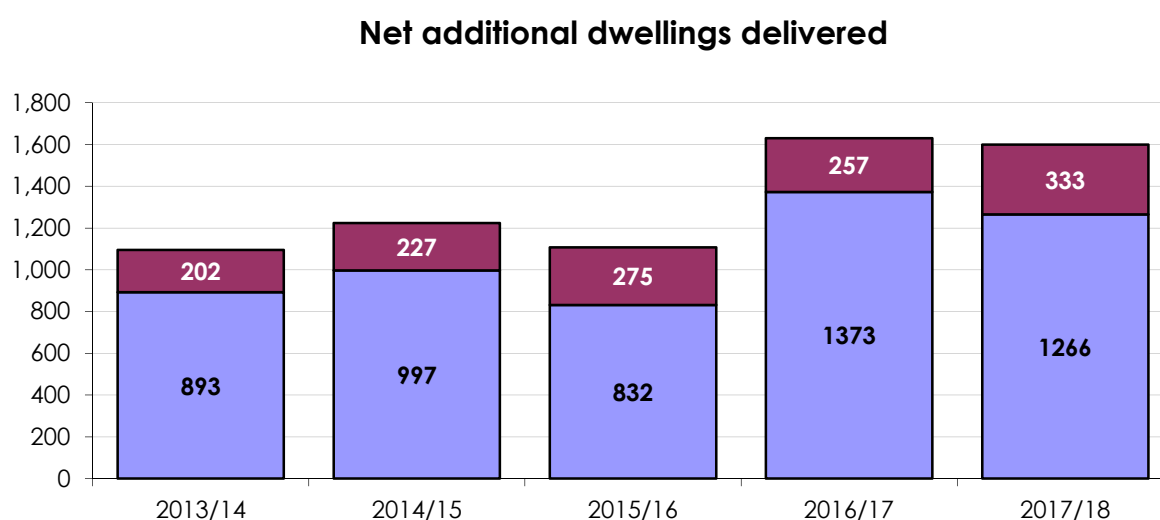


Figure 6.1

Analysis of completions in current monitoring year

	South Glos Total
New build completions	1,473
Demolitions	27
Change of use (net gain)	131
Conversions (net gain)	9
Other gains	13
Net additional homes	1,599 (100%)

Table 6.1

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

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

Date	Number of Homes Lost Through Demolition	Number of Homes Lost Through Conversion	Total New Homes Completed (Gross Completions)	Total Gain/Loss (Net Completions)
2013/2014	14	14	1,123	1,095
2014/2015	70	31	1,325	1,224
2015/2016	11	32	1,150	1,107
2016/2017	44	18	1,692	1,630
2017/2018	27	38	1,664	1,599

Table 6.2

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

Commentary

As illustrated by Fig 6.1, in the year to April 2017, 1,599 homes (net) were completed in South Gloucestershire.

Table 6.1 shows that the vast majority (92%) of new developments were 'new build' developments i.e. not created through demolishing or sub-dividing/converting existing dwellings.

79% 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.

71% of completions were within the established urban areas of the East (43%) and North (28%) fringes of Bristol and the towns of Yate/Chipping Sodbury (6%) and Thornbury (11%), thereby demonstrating housing delivery in accordance with the spatial strategy set out in the Council's adopted Core Strategy.

Net additional dwellings in future years; and Managed Housing Delivery

As the Council's Core Strategy is now more than five years old, in accordance with the NPPF, the Council has identified and updated a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing supply against its local housing need (LHN) defined using the new standard method for calculating local housing need.

More information on how the Council has approached calculating its 5 year housing land supply can be found at section 3.2 of the Technical Note which can be found at **Appendix A** of this AMR. Please note that since publication of the note in December 2018, MHCLG has confirmed through the revised NPPF February 2019 that the CLG 2014-based HHPs (and 2017 affordability ratios) should be used when calculating annual housing requirements.

- The CLG 2014-based HHPs (and 2017 affordability ratios)

Based on this approach the Council can demonstrate 6.26 years' worth of deliverable housing supply against its local housing need. 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 survey data on build progress of large housing sites and feedback/contact between the Council's Development Management, Major Sites Teams and landowners / developers on the likely timescales for the development of their sites to ensure the Council is able to show clear evidence that housing completions will begin on site within five years.

To achieve this housing supply has been assessed based on the 2018 NPPF definition of deliverable. Further information on the approach is set out at **Appendix A**.

Five-year land supply calculation based on CLG 2014-based Household Projections

	<u>Numerator (identified supply)</u>	Dwellings
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<u>Denominator (housing need)</u>	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs and 2017 affordability ratios)	1,402
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,472
E)	<u>Five-year land supply (A/D)</u>	6.26 Years

Table 6.3

New and converted dwellings on previously developed land

Year	Number of homes on Previously Developed Land (gross)	Percentage of homes on Previously Developed Land
2013/2014	445	40%
2014/2015	686	52%
2015/2016	630	55%
2016/2017	786	46%
2017/2018	566	35%

Table 6.4

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

Commentary

In the year to April 2018 35% 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 eleven 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 table 6.4 only apply the revised definition to planning permissions resulting in new homes being built on former garden land granted after 9 June 2010.

Brownfield Register

The council's 2018 Brownfield Land Register is now published and available to view on our [website](#).

Long Term Vacant Housing Stock

Year	Total Stock on Valuation List	Long Term Vacant	% Long Term Vacant
2014	112,591	446	0.4
2015	113,857	581	0.5
2016	114,810	337	0.3
2017	115,824*	293	0.3
2018	117,368	287	0.24

Table 6.5

Source: Council Tax (South Gloucestershire Council)

*Please note a correction of an error in 2017 AMR which incorrectly stated 115,284

Commentary

In December 2018, 287 domestic properties had been vacant for more than one year, this is a decrease from the figure last year and equates to only 0.24% of the total housing stock (according to Council Tax valuation records). Table 6.5 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2013.

Gross affordable housing completions by tenure

Year	Number of completions
2013/2014	298
2014/2015	326
2015/2016	263
2016/2017	360
2017/2018	368

Table 6.6a

Analysis by Policy Area – Completions 2017 to 2018

Policy Area	Affordable Housing completions
East Fringe of Bristol	165
North Fringe of Bristol	112
Yate/Chipping Sodbury	20
Thornbury	43
Rural Areas	28
Total	368

Table 6.6b

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

Commentary

In the year to April 2018, 368 affordable homes were delivered of which 304 were new build, 75% of which were in the urban areas of the North and East Fringes of Bristol. Of the 368 homes, 271 were for social rent, 31 were for affordable rent, 66 were for intermediate affordable (all for shared ownership).

No rural exception schemes were delivered in the 2017/18 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 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.

The list below includes an account of completed sites in 2017/2018 where affordable housing was required. The list does not include sites which were 100% affordable.

- Charlton Hayes, Patchway H40, H47, H48 – a development scheme of 120 homes, 25% of which (30) 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 H15, H16 – a development scheme of 75 homes, 24% 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.
- Charlton Hayes, Patchway H14, H17 – a development scheme of 63 homes, 24% of which (15) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “Affordable Housing” on each parcel will vary due to the house numbers and house types planned.
- Charlton Hayes, Patchway H37 – a development scheme of 65 homes, 25% of which (16) 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.
- Lyde Green (The Gateway P2), Emersons Green East – a development scheme of 126 homes, 29% of which (36) 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.
- Lyde Green, Emersons Green East (Parcel 15) – a development scheme of 57 homes, 25% of which (14) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the 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.
- Lyde Green, Emersons Green East (Parcel 13 Parcel14) – a development scheme of 118 homes, 25% of which (28) 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.
- Lyde Green, Emersons Green East (Parcel 22) – a development scheme of 56 homes, 30% of which (17) 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.
- Cadbury Hill Youth Club – a development scheme of 25 homes, 35% of which (9) were “affordable”. This meets the 35.0% identified by policy CS18.
- Peg hill, North Yate - a development scheme of 235 homes, 35% of which (82) were “affordable”. This meets the 35.0% identified by policy CS18.

- Bonnington Walk – a development scheme of 95 homes, 35% of which (33) were “affordable”. This meets the 35.0% identified by policy CS18.
- The Burltons, Cromhall – a development of 11 homes, 35% of which (3) were “affordable”. This meets the 35.0% identified by policy CS18.

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 listed above. 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.

Of the sites completed in 2017/2018 there has been zero difference between the number of affordable homes negotiated and the number delivered.

Net additional pitches (Gypsy and Traveller)

Year	Additional Gypsy and Traveller Pitches delivered (Net)
2013/2014	5
2014/2015	7
2015/2016	5
2016/2017	0
2017/2018	6

Table 6.8

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

Commentary

In the 2017/2018 monitoring year, there were 6 additional Gypsy/Traveller pitches delivered in South Gloucestershire. This comprises:

- one pitch at Oldbury Lane, Thornbury (PT13/3361/F), and;
- five pitches at Land at Bristol Road, Frampton Cotterell (PT16/3680/F).

Number of Extra Care housing units completed

Year	Number of Extra Care housing units completed
2010/2011	123
2011/2012	40
2012/2013	Nil
2013/2014	Nil
2014/2015	Nil
2015/2016	60
2016/2017	Nil
2017/2018	Nil

Table 6.9

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

Commentary

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

In the year to April 2018, 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

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

Community Infrastructure Levy (CIL)

Reg 62 Ref	Description	%	Amount
	CIL Receipts 2017/18		
	Total Value of CIL Demand Notices raised in 2017/18		£3,178,571.83
4 (a)	Total CIL receipts for 2017/18		£2,051,165.87
	Total CIL payable in 2018/19 from Demand Notices issued in 2017/18		£1,332,781.49
	Total CIL payable in 2019/20 from Demand Notices issued in 2017/18		£585,912.34
	CIL Expenditure in 2017/18		
4©(i)	Expenditure on infrastructure	0%	£0.00
4©(ii)	Amount of CIL expenditure on each item	0%	£0.00
4©(iii)	Amount of CIL applied to repay money borrowed and items of infrastructure funded	0%	£0.00
4©(iv)	Amount of CIL applied to Administration Expenditure		£46,000.00
	Amount of CIL passed to Town/Parish Council		£284,546.82
4(b)	Total CIL Expenditure		£330,546.83
4(d)	Total CIL receipts retained at end of year [4(a) less 4(b)]		£1,720,619.04

Table 6.10

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

Commentary

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

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

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

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

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

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

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

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

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

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

Year	D2 – leisure
2013/2014	Nil
2014/2015	24,700
2015/2016	6,956
2016/2017	3,105
2017/2018	1,577

Table 6.11

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

Amount of completed leisure development in town centres

Year	D2 - leisure
2013/2014	0%
2014/2015	0%
2015/2016	0%
2016/2017	0%
2017/2018	0%

Table 6.12

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

Commentary

Table 6.11 shows that there has been a net increase in leisure floorspace in 2017/2018.

Table 6.12 shows that, as in previous years, none of the completed leisure developments were in any of South Gloucestershire's designated 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).

Amount of publicly accessible Green Infrastructure (GI) per 1,000 population

	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 6.13

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 6.13 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.

7. Monitoring the Joint Waste Core Strategy (JWCS)

The tables below document the monitoring tables for the Joint Waste Core Strategy for 2017/18 (1/4/17 – 31/3/18).

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 Joint Waste Core Strategy Policies

- Policy 1 – Waste Prevention;
- Policy 2 – Non-residual waste treatment facilities
- Policy 3 – Open windrow composting;
- Policy 4 – Recycling, storage and transfer of construction, demolition and excavation waste at mineral sites;
- Policy 5 – Residual waste treatment facilities – locations;
- Policy 6 – Residual waste treatment facilities – operational expectations;
- Policy 7 – Consideration of residual waste treatment proposals at sites not allocated in the JWCS;
- Policy 8 – Landfill, landraise, engineering or other operations – Principles;
- Policy 9 – Landfilling, landraising and engineering or other operations – Details;
- Policy 10 – 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 2017/18 (tonnes)	Capacity lost during 2017/18 (tonnes)	Capacity operational at 31/03/2018 (tonnes)	Capacity permitted but not operational at 31/03/2018 (tonnes)
Bath & North East Somerset		0	0	117,300	0
Bristol City		0	0	290,000	318,780
North Somerset		0	0	268,200	0
South Gloucestershire		0	0	203,220	2,500
(West of England	858,000 ¹	0	0	878,720	321,280

Table 7.1

¹ municipal, commercial & industrial waste

Source: The four West of England authorities

Commentary

Compared to the 2016/17 situation there has been a decrease in operational capacity and an increase in capacity permitted but not operational, reflecting changes occurring in the Bristol City Council area.

There were no changes from the 2016/17 situation for the other districts.

It should be noted that, in previous monitoring by Bristol City Council, the proposed extension of the existing food waste reception hall and pre-treatment plant at the Water Waste Treatment Works in Avonmouth (application ref. 15/02123/F) had been erroneously recorded as complete and operational in 2015/16. Since then Wessex Water have confirmed that the extension was not built and there are currently no plans to implement the permission within the timeframe of the application. However the permission is still reflected in the table in the capacity permitted but not operational column because the permission was still extant in this 2017/18 monitoring period.

N.B: 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 2017/18 (tonnes)	Capacity lost during 2017/18 (tonnes)	Capacity operational at 31/03/2018 (tonnes)	Capacity permitted but not operational at 31/03/2018 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa	58,585	35,000)	486,500	709,000	5.625
B~100,000 tpa	0	0	0	0	0
C~150,000 tpa	0	0	100,000	25,000	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	601,500	734,000	6.725

Table 7.2

Source: The four West of England authorities

Commentary

Compared to the 2016/17 situation there has been an increase in operational capacity and a decrease in capacity permitted but not operational, reflecting changes occurring in the Bristol City Council area and BANES.

For example at Bristol two planning permissions were granted in 2017/18 in Avonmouth which boosted the capacity figures for Zone A:

- Proposal for installation of new treatment tanks in association with a liquid waste storage and bulking operation at St Brendans Trading Estate, Avonmouth Way West (application 16/03715/F). This provides 50,000 tonnes p.a. capacity. (This was added to the 'Capacity permitted but not operational at 31/03/2018' column, because the applicant had not confirmed whether the permission was built and operational in the 2017/18 period, so was assumed not.)
- Recommencement of clinical waste incineration operations at a site at Smoke Lane (8,585 tonnes p.a.) following cessation in 2004. The restart occurred in August 2016, following granting of a permission in 2014/15 (ref. 13/05267/F). However 13/05267/F was not identified as a relevant permission in the JWCS monitoring update for 2014/15. It was considered appropriate that the incinerator's operations are now included in this year's monitoring for clarity

and comprehensiveness. Also an application (17/05917/X) was granted permission in 2017/18 and varied the 13/05267/F permission.

Note: As noted under Recycling/Composting, (but also relevant here under Recovery, due to a 30,000tpa Recovery element), the proposed extension of the existing food waste reception hall and pre-treatment plant at Bristol Water Waste Treatment Works in Avonmouth (application ref. 15/02123/F) had been erroneously recorded as complete and operational in 2015/16. Since then Wessex Water have confirmed that the extension was not built and there are currently no plans to implement the permission within the timeframe of the application. However the permission is now included in the capacity permitted but not operational column because the permission was still extant in this 2017/18 monitoring period.

Regarding the 'capacity lost' and 'capacity permitted but not operational' columns, there has been a reduction of 35,000 tonnes p.a. due to the lapsing in January 2018 of a planning permission for the development of a renewable energy plant producing diesel, carbon black and liquid petroleum gas from end-of-life tyres on the former Sevalco site on Chittingen Road, Avonmouth; (ref. 14/03974/F).

A significant change at BANES during 2017/18, reflected in the zone C figures, was the starting of operations at the 100,000 residual waste facility, (including MRF and AD plant) at Fosseway, Environmental Park, Bath); application 14/00839/EMINW.

There were no changes from the 2016/17 situation for North Somerset or South Gloucestershire councils.

JW3: Landfill

Hazardous/ non-hazardous Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2017/18 (tonnes)	Landfill capacity which became unavailable during 2017/18 (tonnes)	Landfill operational at 31/03/2018 (tonnes)	Landfill permitted but not started at 31/03/2018 (tonnes)
Bath & North East Somerset	N/A	0	0	0	0
Bristol City	N/A	0	0	0	0
North Somerset	N/A	0	0	0	0
South Gloucestershire	Shortwood Landfill Site	0	0	2,000,000 / 200,000 per annum 2007-2019	0
West of England		0	0	2,000,000 / 200,000 per annum	0

Table 7.3

Source: The four West of England authorities

Commentary

There have been no changes from the 2016/17 situation in the WoE.

Inert Landfill

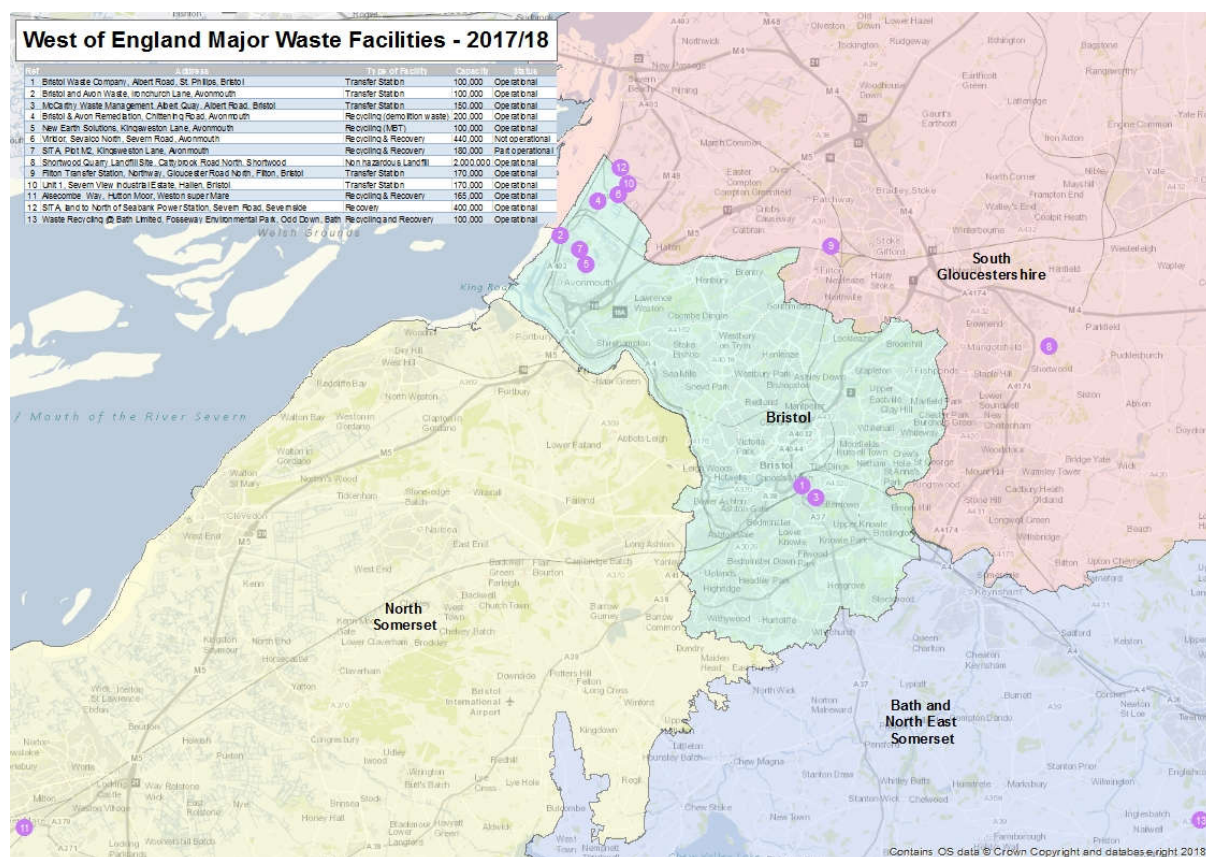
Unitary Authority	Site Name	Capacity of applications approved during 2017/18 (tonnes)	Landfill capacity which became unavailable during 2017/18 (tonnes)	Landfill operational at 31/03/2018 (tonnes)	Landfill permitted but not started at 31/03/2018 (tonnes)
Bath & North East Somerset	N/A	0	0	0	0
Bristol 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		

Table 7.4

Source: The four West of England authorities

Commentary

There have been no changes from the 2016/17 situation in the WoE.



Commentary

During 2017/18 a residual waste facility including a materials recovery facility and anaerobic digestion plant, with capacity up to 100,000 tpa of non-hazardous waste, began operating at Fosseway Environment Park, Fosseway, Englishcombe, Bath. This proposal forms part of allocated site for residual waste management in the JWCS (Policy 5 BA12 Former Fuller's Earth Works, Fosseway, Bath and North East Somerset) and has therefore been added to the major waste facilities map.

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

Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
2013/2014	19,536.4 (15%)	1,822.32 (1%)	0	68,940.32 (53%)	40226.74 (318%)	130,526 (100%)
2014/2015	18,501.66 (15%)	41,462.88 (33%)	271.39 (0%)	62591.19 (50%)	3192.65 (2%)	126,020 (100%)
2015/2016	15,647.46 (12%)	44,331.96 (35%)	597.77 (1%)	62,270.23 (50%)	2,319.78 (2%)	125,167 (100%)
2016/2017	14,825 (12%)	38,811 (31%)	1,200 (1%)	62,678 (51%)	6,012 (5%)	123,547 (100%)
2017/2018	13,917 (12%)	35,094 (29%)	23 (0%)	63,329 (53%)	7,154 (6%)	119,516 (100%)

Table 7.5

Source: DEFRA

Commentary

In 2017/18, 119,516 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 the change from fortnightly to weekly recycling and exchange from 240lt bins to 140lt bins for residual waste.

In 2017/18, 53%* of municipal waste was recycled which is an increase when compared to the previous three 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. For the past three years, only 12% of municipal waste was sent to landfill.

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 2017/18, 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

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 plan-making requirements. Information about the stages of preparing the JSP, particularly around public consultation and engagement, can be viewed [online](#).

The JSP will provide the joint framework to ensure development requirements come forward across the West of England up to 2036 in a planned and co-ordinated manner. Whilst the JSP does not allocate new sites, it does identify new Strategic Development Locations (SDLs) and requirements for non-strategic growth and urban living, 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 across the West of England sub-region, with adjoining local planning authorities, prescribed bodies and other key partners 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 future development proposals and the development of future strategic transport proposals up to 2036.

The JSP was submitted to the Secretary of State for independent examination (in line with Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012)) on 13 April 2018. Examination in public (EiP) hearing session are anticipated to commence in May 2019.

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

- Strategic Housing Market Assessment
- Sustainability Appraisal (SA)

- Habitats Regulations Assessment (HRA)
- Infrastructure Position Statement

These documents and other submission documents can be viewed on the JSP Examination webpage, in the [JSP Submission Document Library](#).

Minerals Planning

The National Planning Policy Framework requires Minerals Planning Authorities (such as the West of England unitary authorities) to plan for a steady and adequate supply of aggregates by participating in the operation of an Aggregate Working Party (AWP) and taking its advice into account when preparing their Local Aggregate Assessment. The South West AWP meets quarterly and membership includes representatives from central Government, Mineral Planning Authorities, the Mineral Products Association, the British Aggregates Association, and such other representatives as appropriate.

Local Aggregates Assessment (LAA)

A Local Aggregate Assessment is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area. 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.

To ensure consistency of approach to monitoring, colleagues are involved in co-ordinating data collection and monitoring procedures to support the review of Local Plans and to assist in the provision of an evidence base to support other work including bids, as well as informing strategic studies such as the Strategic Housing Market Assessment (SHMA), the Joint Spatial Plan and responding to government consultations/ technical papers.

Appendix A: AMR early extract



AUTHORITY'S MONITORING REPORT 2018

**(Early Extract 14/12/2018)
Five Year Land Supply Assessment**

Covering the period 1 April 2017 - 31 March 2018

Authority's Monitoring Report

The AMR shows how the council's planning policies have been implemented for the previous financial year and the progress that has been made on the council's planning documents.

The aim of the Authority's Monitoring Report is to provide a concise digest of key statistical information relevant to the assessment of the impact of policies in the Local Plan for South Gloucestershire. The report is produced annually and contains the following:

- a set of 'contextual indicators', which provide the wider social, economic and environmental background to the district;
- a review of progress in implementing the council's Local Plan Delivery Programme (LPDP)
- a range of indicators which monitor the policies in the South Gloucestershire Core Strategy (adopted December 2013), the Policies, Sites and Places DPD (adopted November 2017) and Joint Waste Core Strategy (adopted 2011), which together comprise the Development Plan for the District;
- details relating to the Duty to Co-operate

AMR 2018 early extract

The supply of deliverable sites sufficient to provide five years' worth of housing against the housing requirement is published annually by the council as part of its Authority's Monitoring Report (AMR). However, this year, the council has published this extract of the AMR early as the information is required to support a planning appeal which commences in January 2019.

Basis for identifying a supply of specific deliverable sites

In previous AMRs the Council reported the assessment of its available housing supply against the requirements of the adopted Core Strategy. However, as of December 2018, the Core Strategy is now more than five years old. Therefore, in accordance with the NPPF published in July 2018, the Council has identified and updated a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing supply against its local housing need as defined against the new Standard Methodology.

Headline figures

South Gloucestershire has between **6.26 and 6.28 years' worth of deliverable housing supply** against its local housing need. This is based on:

- An identified supply of **9,210** deliverable homes in the next-five years (2018/19 – 2022/23), in accordance with the 2018 NPPF definition of deliverable sites (NPPF Glossary page 66).
- An annual local housing need (using the standard method for calculating local housing need) of either; **1,402** dwellings per year (based on the CLG 2014-based household projections); or **1,397** (based on the ONS 2016-based household projections).
- A **5% buffer** to ensure choice and competition in the market for land, as the result of the Government's 2018 Housing Delivery Test is anticipated to be above 85%¹.

Further information and justification for this approach is set out in the supporting technical note.

¹ The Housing Delivery Test result for 2018 was due to be published by MHCLG in November 2018. At the time of publishing this early extract the HDT has yet to be published. However, information published by MHCLG enables HDT figure for South Gloucestershire to be calculated. In the event that MHCLG provide a different figure once the HDT results are published, the application of the appropriate buffer to apply for the purpose of the 5-year housing land supply calculation will be amended accordingly.

Extract from 2018 AMR

Net additional dwellings in future years; and Managed Housing Delivery

Table 1 – Five-year land supply calculation based on CLG 2014-based Household Projections

	<u>Numerator (identified supply)</u>	Dwellings
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<u>Denominator (housing need)</u>	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs and 2017 affordability ratios)	1,402
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,472
E)	<u>Five-year land supply (A/D)</u>	6.26 Years

Table 2 – Five-year land supply calculation based on ONS 2016-based Household Projections

	<u>Numerator (identified supply)</u>	Dwellings
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<u>Denominator (housing need)</u>	
B)	Standard method for calculating Local Housing Need based on ONS 2016-based HHPs and 2017 affordability ratios)	1,397
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,467
E)	<u>Five-year land supply (A/D)</u>	6.28 Years

Commentary

Para. 73 of the National Planning Policy Framework (NPPF, July 2018), requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements set out in adopted strategic policies, or against their local housing need [using the standard method for calculating local housing need] where the strategic policies are more than five years old.

As the Council's Core Strategy is now more than five years old, in accordance with the NPPF published in July 2018, the Council has identified and updated a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing supply against its local housing need (LHN) defined using the new standard method for calculating local housing need.

As the Government is yet to confirm the basis of the LHN calculation, Tables 1 and 2 above set out the land supply calculations for South Gloucestershire against the Council's local housing need as established by the Standard Methodology against both:

- The CLG 2014-based HHPs (and 2017 affordability ratios); and
- The ONS 2016-based HHPs (and 2017 affordability ratios).

Based on these approaches the Council can demonstrate between **6.26 and 6.28 years' worth of deliverable housing supply** against its local housing need.

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 survey data on build progress of large housing sites and feedback/ contact between the Council's Development Management, Major Sites Teams and landowners / developers on the likely timescales for the development of their sites to ensure the council is able to show clear evidence that housing completions will begin on site within five years.

To achieve this housing supply has been assessed based on the 2018 NPPF definition of deliverable. Further information on the approach is set out in the supporting technical note at Appendix A.

In accordance with the NPPF South Gloucestershire Council is able to show a five year supply of deliverable housing sites applying the appropriate buffer of 5% based on an anticipated 2018 Housing Delivery Test result of above 85%. Therefore, the strategic policies contained within the Council's adopted development plan are up to date and full weight should be applied to these policies for decision-taking purposes.

As the Council has a five year supply accordingly it will not apply the tilted balance to planning decisions with effect from 14th December 2018.

Further information and justification for this approach is set out in the supporting technical note at Appendix A.

The monitoring of the future housing supply is detailed in the "2018 Housing Trajectory" (Appendix B) and "2018 Housing Trajectory – Supporting Site Commentary" (Appendix C).

APPENDIX A

Five-year Land Supply Technical Note: December 2018

1. Introduction

Para 73 of the NPPF requires Local Planning Authorities to ... *identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need [using the standard method for calculating local housing need] where the strategic policies are more than five years old...*

This statement sets out South Gloucestershire Council's land supply position as at 14 December 2018.

2. Headline figures

South Gloucestershire has between **6.26 and 6.28 years' worth of deliverable housing supply** against its local housing need. This is based on:

- An identified supply of **9,210** deliverable homes in the next-five years (2018/19 – 2022/23), in accordance with the 2018 NPPF definition of deliverable sites
- An annual local housing need (using the standard method for calculating local housing need) of either; **1,402** dwellings per year (based on the CLG 2014-based household projections); or **1,397** (based on the ONS 2016-based household projections)
- A **5% buffer** to ensure choice and competition in the market for land, as the result of the Government's 2018 Housing Delivery Test is anticipated to be above 85%¹

Further information and supporting justification for this approach is set out below.

3. Further information and supporting justification

3.1 Identified Supply of Deliverable Sites

The housing trajectory at Appendix B identifies that (9,210) new homes will be delivered in South Gloucestershire in the next five-year period (2018/19 – 2022/23). Appendix C provides a commentary against each site.

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 which meet the new NPPF definition of deliverable² to ensure the council is able to show clear evidence that housing completions will begin on site within five years. To achieve this the Council has based its assessment of housing supply as follows:

¹ The Housing Delivery Test result for 2018 was due to be published by MHCLG in November 2018. At the time of publishing this Technical Note the HDT has yet to be published. However, information published by MHCLG enables HDT figure for South Gloucestershire to be calculated. In the event that MHCLG provide a different figure once the HDT results are published, the application of the appropriate buffer to apply for the purpose of the 5-year housing land supply calculation will be amended accordingly.

² **Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (NPPF – Annex 2)

Approach taken to Full and Reserved Matters Permissions

...“Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”... (NPPF Para 73).

- Active sites³ that have previously delivered units against the trajectory and have a minimal number of units remaining to be delivered (under 34) are assumed to complete in their entirety during the 2018/19 monitoring year.
- In the vast majority of cases the delivery forecast is based on information provided by the developer and / or agent
- In the small number of instances where a developer and / or agent has not provided a delivery forecast of an active site, an average unit build out rate of 34 dwellings per annum has been applied. This rate is based on the average number of units delivered on large site ‘Reserve Matter’ applications during the 2017/18 monitoring year. This is regarded as a cautious approach and does not include any adjustments that could be made to take account of factors which could increase the rate of delivery such as density, house type, size of builder etc.
- Where an application is subject of a detailed consent but is not yet active, the developer has provided anticipated lead in times and delivery forecasts thereafter.
- Where a detailed application is subject to a pending approval the case officer has advised on a timescale for determination and the likely outcome. The developer has thereby provided lead in times and delivery forecasts on this basis. This scenario relates mainly to the council’s strategic sites which have been active for a number of years, communication between case officers and developers are ongoing and any potential issues have been overcome before the submission of a detailed permission. It is often the case that the application in question will be that of a developer currently building out other parcels of land at the same location. Please see the sites individual commentary for specific details.

Approach taken to Outline Permissions and Allocations

...“Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”... (NPPF Para 73).

- There are no sites included within the South Gloucestershire Housing Trajectory which have permission in principle or have been identified in a brownfield register except where an outline permission is granted.
- When a strategic site is granted outline permission it appears in the housing trajectory as a whole number, as subsequent detailed permissions are received the balance of the outline reduces. In this instance the case officer has provided detail on the likelihood of this balance coming forward within the 5 year period based on factors such the status of pre-application discussions and emerging detailed applications, land ownership and current presence of the developer on site. Please see the sites individual commentary for more specific details.
- Where an application is subject to outline permission subject to section 106 agreement, the case officer has provided an update on the progress of signing the agreement and any other matters relevant to the progress of the application. The developer has provided anticipated lead in times and a delivery forecast thereafter. Reference to planning performance agreements and planning statements have been made where contribution to the Council’s 5 year supply of housing has been a factor in the decision making process.
- Where an application is subject to outline permission and has a signed s106 agreement, the case officer has provided an update on the progress of the application. The developer has provided anticipated lead in times and a delivery forecast thereafter. Reference to planning performance agreements and planning statements have been made where contribution to the Council’s 5 year supply of housing has been a factor in the decision making process.

³ For the purpose of this technical note the term “active site” refers to applications where there is construction activity on site.

3.2 Standard method for assessing Local Housing Need (LHN)

The South Gloucestershire Core Strategy (2018-27) became more than five years old on 12 December 2018, therefore in accordance with NPPF para 73., for the purpose of the 5-year housing land supply calculation, the housing need is calculated using the new standard method for calculating Local Housing Need (LHN).

A key component of the LHN calculation are the Government's official household projections that are published for all local authorities every two years.

In September 2018 the latest 2016-based household projections were published by the Office for National Statistics (ONS). However, in October 2018, the Government commenced a '*Technical consultation on updates to national planning policy guidance*'⁴ which included a 'short-term' proposal which specifies that the CLG 2014-based household projections should provide the demographic baseline for the assessment of local housing need.

Based on the latest two iterations of the official household projections, the annual Local Housing Need (LHN) figures for South Gloucestershire are as follows:

- LHN based on the ONS 2016-based household projections = **1,397 dwellings per annum**
- LHN based on CLG 2014-based household projections = **1,402 dwellings per annum**

The calculations underpinning these figures are set out at Appendix D. The negligible difference in the housing need figure generated through these different approaches (only 5 dwellings per year) demonstrates that South Gloucestershire's local housing need is in the **region of 1,400 dwellings per-year**.

In accordance with the 'short-term' proposal set out in the Government's recent '*Technical consultation on updates to national planning policy and guidance*' (MHCLG, Oct 2018⁵) the Local Housing Need figure arising from the CLG 2014-based household projections (1,402 dwellings per annum) provides the denominator for the 5-year housing land supply calculation. For reference and further context however, the five-year land supply calculation has been undertaken using both the 2014-based and (most recent) 2016-based household projections.

3.3 Defining the Buffer – The Housing Delivery Test (HDT)

The Housing Delivery Test (HDT) will provide the Government's official measure of housing delivery performance at local authority level. It measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data.

The Housing Delivery Test result for 2018 was due to be published by MHCLG in November 2018. At the time of publishing this technical note the HDT has yet to be published. However, information published by MHCLG enables HDT figure for South Gloucestershire to be calculated. In the event that MHCLG provide a different figure once the HDT results are published, the application of the appropriate buffer to apply for the purpose of the 5-year housing land supply calculation will be amended accordingly.

In July 2018 the Government published a 'Rule Book' for how the HDT should be calculated and applied⁶. Officer's interpretation of the Rule Book suggests that the 2018 HDT result for South Gloucestershire is likely to be 131% - so above the required 'pass mark' of 85%, which provides the threshold for whether a higher buffer should be applied. The calculations underpinning this assessment are set out at Appendix E.

⁴ *Technical consultation on updates to national planning policy and guidance* (MHCLG, Oct2018):

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/751810/LHN_Consultation.pdf

⁶ Housing Delivery Test Measurement Rule Book, July 2018:

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

A Housing Delivery Test result of over 95% means that no consequences will apply for any under-delivery (NPPG Housing and Economic Land Availability Assessment Para. 062). Therefore, in accordance with NPPF paragraph 73 and footnote 39, the appropriate buffer to be applied to the Local Housing Need figure (calculated using the Standard Method) is 5% to ensure choice and competition in the market for land, and the Council is not required to prepare an action plan per paragraph 75 of the NPPF.

This means South Gloucestershire Council is a **5% authority** in respect of any buffer that is applied to providing a minimum of five years' worth of housing supply for the purpose of the 5-year housing land supply calculation.

4. The five-year land supply calculation

The tables below show the land supply calculations based on:

- The CLG 2014 based household projections – the Government's recommended approach (Table 1); and
- The ONS 2016-based household projections - the most recent official projections (Table 2).

Table 1 – Five-year land supply calculation based on CLG 2014-based Household Projections

	<u>Numerator (identified supply)</u>	Dwellings
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<u>Denominator (housing need)</u>	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs and 2017 affordability ratios)	1,402
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,472
E)	<u>Five-year land supply (A/D)</u>	6.26 Years

Table 2 – Five-year land supply calculation based on ONS 2016-based Household Projections

	<u>Numerator (identified supply)</u>	Dwellings
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<u>Denominator (housing need)</u>	
B)	Standard method for calculating Local Housing Need based on ONS 2016-based HHPs and 2017 affordability ratios)	1,397
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,467
E)	<u>Five-year land supply (A/D)</u>	6.28 Years

Both approaches clearly demonstrate that South Gloucestershire Council has over **six years'** worth of deliverable housing supply against its local housing need. Therefore, in accordance with NPPF Para 73 South Gloucestershire is able to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against its Local Housing Need as strategic policies in the adopted Core Strategy are more than five years old.

The Presumption in favour of sustainable development

In accordance with the NPPF South Gloucestershire Council is able to show a five year supply of deliverable housing sites applying the appropriate buffer of 5% based on an anticipated 2018 Housing Delivery Test score of over 85%. Therefore, the strategic policies contained within the Council's adopted development plan are up to date and full weight should be applied to these policies for decision-taking purposes. This means approving development proposals that accord with the up-to-date development plan as per paragraph 11c of the NPPF. **The Council regards this as a material consideration of great weight and accordingly will not apply the tilted balance to planning decision with effect from 14th December 2018.**

Appendix B – Housing Trajectory

APPENDIX B - 2018 Housing Trajectory

RLS Ref.	Planning Application Number	Address	Past Completions															Years 1 to 5					Years 5 to 10					Years 10 to 15					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	27/28	28/29	29/30	30/31	31/32	32/33				
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																						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																		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			
0008t	PT14/4954/RM	Charlton Hayes (PT14/4954/RM) - Bellway [H40, H47, H48]											38	57	25															120			
0008v	PT15/1349/RM	Charlton Hayes (PT15/1349/RM) - Bovis [MU2]												36																36			
0008w	PT15/3344/RM	Charlton Hayes (PT15/3344/RM) - Linden [H38]											4	24																28			
0008x	PT15/1676/RM	Charlton Hayes (PT15/1676/RM) - Bovis [H15, H16]												75																75			
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			
0009	PT02/3497/F	Former Lime Works, Itchington											3	14																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																		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			
0036ag	PK14/4110/RM	GHQ Emersons Green (PK14/4110/RM) - Persimmon [Parcel 12]											43	47	9															99			
0036ai	PK14/3540/RM	GHQ Emersons Green (PK14/3540/RM) - Bellway [Parcels 13 & 14]																												118			
0036aj	PK15/1174/RM	GHQ Emersons Green (PK15/1174/RM) - Persimmon [Parcel 15]												12	78	28														57			
0036ak	PK16/0540/RM	GHQ Emersons Green (PK16/0540/RM) - Persimmon [Parcel 22]													15	41														56			
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	113															128			
0037		North of Douglas Road, Kingswood	35	96																										131			

APPENDIX B - 2018 Housing Trajectory

[illegible]

APPENDIX B - 2018 Housing Trajectory

[illegible]


APPENDIX B - 2018 Housing Trajectory


RLS Ref.	Planning Application Number	Address	Past Completions															Years 1 to 5					Years 5 to 10					Years 10 to 15					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	27/28	28/29	29/30	30/31	31/32	32/33				
0036as	PK17/4910/RM	Lyde Green PK17/4910/RM - Persimmon Homes [Parcel 21b] (pending)														17	18															35	
0036at	PK18/1464/RM	Lyde Green (PK18/1464/RM) - Taylor Wimpey 25a, 25B And 26														28	67	67														162	
0036bc	PK17/1745/RM	The Gateway at Lyde Green (PK16/1745/RM) - Taylor Wimpey [Phase 3]													8	76	38															122	
0039	PK04/1724/O	Waterworks Site, Soundwell Road (PK04/1724/O)																		25	25	25										75	
0127	PK10/2627/F	Mount Pleasant Farm, Longwell Green (PK10/2627/F)											19	51																		70	
0128	PK15/0532/F	Intier Site, Bitton (PK15/0532/F)												64	38	11																113	
0132a	PT13/0919/RM	North of Park Farm, Thornbury (PT13/0919/RM)										84	41			1																126	
0132b	PT15/5528/RM	North of Park Farm, Thornbury (PT15/5528/RM)											71	89	89	85	40															374	
0133a	PK12/1913/O	Land at North Yate (PK12/1913/O) Barratt/DWH																200	339	323	313	221										1,396	
0133b	PK12/1913/O	Land at North Yate (PK12/1913/O) Promotional Land																		40	80	80	44									244	
0133ab	PK17/5388/RM	Land at North Yate (PK17/5388/RM) - Barratt PL23a, PL23c												2	63							11										76	
0133ac	PK17/5389/RM	Land at North Yate (PK17/5389/RM) - DWH PL14d, PL22												7	68							11										86	
0133ad	PK18/0527/RM	Land at North Yate (PK18/0527/RM) - Barratt PL23b, PL23d, PL23e														68	5															73	
0133ae	PK18/1723/RM	Land at North Yate (PK18/1723/RM) - Barratt PL12b, PL13b (pending)														74	101	47														222	
0133af	PK18/3185/RM	Land at North Yate (PK18/3185/RM) - DWH PL15a, 16a, 16b (pending)														27	36	36	7													106	
0134c	PT14/3867/O	Cribbs/Patchway - Former Filton Airfield (PT14/3867/O)														100	100	100	100	250	250	250	250	250	250	250	250	250	25			2675	
0138	PT13/0002/O	Frenchay Hospital (PT13/0002/O)																														0	
0138a	PT15/5412/RM	Phase 1 Frenchay - Redrow (PT15/5412/RM)											54	35																		89	
0138b	PT17/0973/RM	Phase 2 Frenchay - Redrow (PT17/0973/RM)												48	46	33																127	
0138c	PT17/4904/RM	Phase 3a Frenchay - Redrow (PT17/4904/RM)												3	38																	41	
0138d	PT17/5624/RM	Phase 3b Frenchay - Redrow (PT17/5624/RM)															30	30	6													66	
0138e	PT17/5363/RM	Phase 4 Frenchay - Redrow (PT17/5363/RM)														10	45	45	43													143	
0151a	PT12/2395/O	North of Morton Way, Thornbury (Phase 1) (PT12/2395/O)								31	65	12		1																		109	
0151b	PT15/5060/RM	North of Morton Way, Thornbury (Phase 2) (PT15/5060/RM)										36	51	21																		108	
0151c	PT17/3446/F	North of Morton Way, Thornbury (Phase 3) (PT17/3446/F)														50	33															83	
0155	PT16/6845/RM	Cedar Lodge, Charlton Common, Patchway (PT16/6845/RM)														13																13	
0156	PT12/3707/O	Eastwood Park, Falfield (PT12/3707/O)																		-10	20											10	
0164	PK15/2533/F	Concrete Plant, Quarry Road, Chipping Sodbury (PK15/2533/F)													11																	11	
0165	PT13/3101/F	Pound Mill, Lower Morton, Thornbury (PT13/3101/F)													12																	12	
0167	PT17/3333/RM	R/O Dick Lovett, Laurel Hill, Cribbs Causeway (PT17/3333/RM) (pending)													-2	30	50	29														107	
0169	PT17/4963/RM	Goodmans additional land "Northfield Park" (PT14/5028/O)														59	61															120	
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	
0174o	PT15/1265/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1265/F)											-4	4																		0	
0174p	PT15/2099/F	Coalville Rd. Coalpit Heath - Merlin scheme (PT15/2099/F)												4																		4	
0174l	PT15/5447/PND	Collins Avenue, Little Stoke (Merlin Phase 2) (PT15/5447/PND)													-10																	-10	
0174t	PT17/4327/F	Collins Avenue, Little Stoke (Merlin Phase 2) (PT17/4327/F)														15																15	
0174x	PK16/4486/F	28 Blackhorse Lane, Downend (PK16/4486/F)											-1	5																		4	
0174y	PK16/4492/F	Land off Beaufort Road, Downend (PK16/4492/F)												16																		16	
0174z	PT17/2270/F	Langdale Court, Conisiton Road, Patchway (PT17/2270/F)											-17	12																		-5	
0174s	PT18/3038/F	Rodney Crescent, Filton (Merlin Phase 2) (PT18/3038/F)													-8		17															9	
0175	PT17/5476/F	Extra Care scheme Charlton Hayes (PT17/5476/F) [H24, LC3]														4																28	
0185	PT16/6580/RM	Land at Day House Leaze, Wotton Road, Charfield (PT16/6580/RM)														40	24															64	
0187	PT16/1503/RM	South of Wotton Road, Charfield (PT16/1503/RM)											6	61	39																	106	
0189	PK15/3950/F	Land off High Street, Hanham (PK15/3950/F)														54																54	
0190	PT16/4055/RM	Land at Post Farm, Thornbury (PT16/4055/RM)												16	54	41	21															132	
0191	PT15/0510/F	Lockleaze Recreation Ground, Stoke Gifford (PT15/0510/F)												41	55	44	12															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)													-1	10																9	
0194	PK17/5966/RM	South of Poplar Lane, Wickwar (PK17/5966/RM)																															


APPENDIX B - 2018 Housing Trajectory


RLS Ref.	Planning Application Number	Address	Past Completions												Years 1 to 5					Years 5 to 10					Years 10 to 15					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	27/28	28/29	29/30	30/31	31/32	32/33		
0213	PK17/2864/F	Former Education Centre, Mangotsfield (PK17/2864/F)														21															21
0214	PK17/3702/F	East of Greenbank Road, Hanham (PK17/3702/F)														43	34														77
0216	PK17/5109/F	East of Trinity Lane, Chipping Sodbury (PK17/5109/F)														25	35														60
0218	PK18/1532/O	Land South Of Park Street, Hawkesbury Upton (PK18/1532/O)															11	10													21
0221	PK17/3061/F	Land at Normandy Drive, Yate (PK17/3061/F)														62															62
0223	PT17/0215/O	Land east of Park Lane, Coalpit Heath (PT17/0215/O)															52	48	48	48	19										215
0224	PK18/0799/O	Former North Avon Magistrates Court, Yate (PK18/0799/O)																	45												45
0225	PK17/2957/O	The Shant, Crown Road, Kingswood (PK17/2957/O)															10														10
0204	PT16/4774/O	West of Gloucester Road, Thornbury																	34	34	34	28									130
0222	PT16/6924/O	Land north of Wotton Road, Charlfield, Gloucestershire																42	48	25											115
0036c		Safeguarded land, Lyde Green																			100	100	100	100	50						450
0036d		Residual allocated land, Lyde Green																			35	180									215
0133c		Land at North Yate - Taylor Wimpey																				30	150	120							300
0134a	PT14/0565/O	Cribbs/Patchway NN - West of A4018 Hawood (PT14/0565/O)															93	140	180	220	150	150	67								1000
0134ba	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill (PT12/1930/O)																			58	150	150	150	150	150	150	142			1100
0134bb	PT15/4165/F	Cribbs/Patchway NN - Charlton Common (PT15/4165/F)																34	34	12											80
0135a	PT16/4782/O	New Neighbourhood - East of Harry Stoke - Crest [South of railway] (PT16/4782/O)																25	170	260	200	245	180	210							1290
0135b	PT16/4928/O	New Neighbourhood - East of Harry Stoke - Crest [North of railway]														10	75	100	75	67											327
0135c	PT16/6182/F	New Neighbourhood - East of Harry Stoke - Engie formerly Keepmoat [Hambrook Ln/Curtis Ln]														9	61														70
0135d		New Neighbourhood - East of Harry Stoke [Residual Land]																			50	50	50	20							170
0135da	PT17/5873/O	New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook] (PT17/5873/O)																			53	53	52								158
0215	PT17/3698/O	Oakfeld House, Wotton Road, Rangeworthy (PT17/3698/O)																													13
0219	PK17/4552/O	Land South Of Horwood Lane, Wickwar (PK17/4552/O)																			90										90
0174?		Downend (Merlin Phase 3)																													5
0205		Staple Hill Primary School, Staple Hill																													32
		Small Sites *														210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	3150
			689	1003	916	742	714	923	823	1095	1224	1107	1630	1599	1667	2165	2168	1660	1550	2090	2142	1796	1400	710	610	610	602	460	235		32330
			Total 2006 to 2018												Total 2018 to 2023					Total 2023 to 2028					Total 2028 to 2033						
			12,465												9,210					8,138					2,517						
															32,330																

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 769 with planning permission (outline, detailed, and/or reserved matters) of which 195 are under construction (April 2018). Monitoring of past completions of small sites reveals an annual average of 252 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.

End of Core Strategy period

Appendix C – Site by site commentary

Appendix D – Standard method for calculating local housing need – step-by-step calculations:

Standard Method for calculating local housing need using ONS 2016-based household projections

The following calculations follow the step-by-step methodology set out in NPPG Housing Need Assessment Paragraph: 004 Ref: (last updated 13 September 2018).

Step 1 – Setting the baseline

South Gloucestershire's ONS 2016-based household projections for 2018-2028:

- 116,005 households in 2018
- 127,194 households in 2028

This is a total of 11,189 new households over the 10 year period, equivalent to an average household growth of **1,119** per year.

Step 2 – An adjustment to take account of affordability

The most recent median workplace-based affordability ratios published by the ONS are the 2017 ratios. The median workplace-based affordability ratio for South Gloucestershire is **7.97**

The adjustment is calculated as follows:

- Adjustment factor = $\left(\frac{\text{Local affordability ratio} - 4}{4}\right) \times 0.25$
- Adjustment factor = $\left(\frac{7.97 - 4}{4}\right) \times 0.25 = \frac{3.97}{4} \times 0.25 = 0.9925 \times 0.25 = 0.248125$

The adjustment factor is therefore 0.248125 and is used as below:

- Minimum annual local housing need figure = (1 + adjustment factor) x projected household growth
- Minimum annual local housing need figure = (1 + 0.248125) x 1,119 = 1.248125 x 1,119
- Minimum annual local housing need figure = **1,397 dwellings per year**

Step 3 – Capping the level of any increase

A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

...Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a) the projected household growth for the area over the 10 year period identified in step 1; or*
- b) the average annual housing requirement figure set out in the most recently adopted strategic policies...*

In the case of South Gloucestershire 'Cap example 2b' applies because the Council adopted its Core Strategy more than 5 years ago and has not reviewed its housing requirement figure since then.

- The average annual housing requirement figure in the Core strategy on adoption was 1,610 dwellings per annum.
- Average annual household growth over 10 years is 1,119 (as per step 1)
- The minimum annual local housing need figure is 1,397 (as per step 2)

The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth.

The annual housing requirement in the South Gloucestershire Core strategy on adoption is the higher figure, therefore:

- Cap = 1,610 + (40% x 1,610) = 1,610 + 644 = 2,254

The capped figure (2,254) is greater than the minimum annual local housing need figure (1,397) and therefore the minimum annual local housing need figure for South Gloucestershire is **1,397**.

Standard Method for calculating local housing need using CLG 2014-based household projections

The following calculations follow the step-by-step methodology set out in NPPG Housing Need Assessment Paragraph: 004 Ref: (last updated 13 September 2018).

Step 1 – Setting the baseline

South Gloucestershire's CLG 2014-based household projections for 2018-2028:

- 117,094 households in 2018
- 128,323 households in 2028

This is a total of 11,229 new households over the 10 year period, equivalent to an average household growth of **1,123** per year.

Step 2 – An adjustment to take account of affordability

The most recent median workplace-based affordability ratios published by the ONS are the 2017 ratios. The median workplace-based affordability ratio for South Gloucestershire is **7.97**

The adjustment is calculated as follows:

- Adjustment factor = $\left(\frac{\text{Local affordability ratio} - 4}{4}\right) \times 0.25$
- Adjustment factor = $\left(\frac{7.97 - 4}{4}\right) \times 0.25 = \frac{3.97}{4} \times 0.25 = 0.9925 \times 0.25 = 0.248125$

The adjustment factor is therefore 0.248125 and is used as below:

- Minimum annual local housing need figure = (1 + adjustment factor) x projected household growth
- Minimum annual local housing need figure = (1 + 0.248125) x 1,123 = 1.248125 x 1,123
- Minimum annual local housing need figure = **1,402 dwellings per year**

Step 3 – Capping the level of any increase

A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

...Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- c) the projected household growth for the area over the 10 year period identified in step 1; or*
- d) the average annual housing requirement figure set out in the most recently adopted strategic policies...*

In the case of South Gloucestershire 'Cap example 2b' applies because the Council adopted its Core Strategy more than 5 years ago and has not reviewed its housing requirement figure since then.

- The average annual housing requirement figure in the Core strategy on adoption was 1,610 dwellings per annum.
- Average annual household growth over 10 years is 1,123 (as per step 1)
- The minimum annual local housing need figure is 1,402 (as per step 2)

The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth.

The annual housing requirement in the South Gloucestershire Core strategy on adoption is the higher figure, therefore:

- Cap = 1,610 + (40% x 1,610) = 1,610 + 644 = 2,254

The capped figure (2,254) is greater than the minimum annual local housing need figure (1,402) and therefore the minimum annual local housing need figure for South Gloucestershire is **1,402**.

APPENDIX E

Anticipated 2018 Housing Delivery Test (HDT) result for South Gloucestershire based on officers interpretation of the Housing Delivery Test Measurement Rule Book (MHCLG, July 2018)

The HDT comprises a simple percentage measure:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

The three year period for the November 2018 HDT will be: 2015-16, 2016-17, 2017-18.

The numerator: Total net homes delivered over the three year period

Net recorded completions in South Gloucestershire for the last three years are as follows:

- 2015-16 = 1,107
- 2016-17 = 1,630
- 2017-18 = 1,599
- TOTAL = 4,336

NB: The guidance suggests that MHCLG will make adjustments to account for completions of Communal and Student accommodation – however these adjustments are anticipated to have negligible impact in South Gloucestershire.

The denominator: Total number of homes required over the three year period

Para 21 of the Rulebook refers to 'Transitional arrangements' and states:

21. In identifying the correct housing requirement figure for the calculation, for the financial years 2015-16, 2016-17 and 2017-18, the *minimum annual local housing need figure* is replaced by *household projections* in all aspects of the Housing Delivery Test measurement stated in this Rule Book¹⁸.

This suggests that the housing requirement for the Nov. 2018 HDT result will be based on a rolling 3 year average of household projections as set out in Table 1 (page 8) of the Rule Book. The relevant household projection figures for South Gloucestershire are as follows:

Financial Year of three year rolling HDT period	Version of Household Projections	Time period	Household projection Start	Household projection End	10yr change	Annualised 'requirement'
2015-16	2012-based HHPs	2015-25	112,511	123,463	10,952	1095
2016-17	2012-based HHPs	2016-26	113,622	124,474	10,852	1085
2017-18	2014-Based HHPs	2017-27	115,869	127,257	11,388	1139
Three year total						3319

Therefore the 'number of homes required' for the three year period based on the relevant household projections for South Gloucestershire is **3,319 homes PA**.

Anticipated HDT result

The following table provides the anticipated HDT results for South Gloucestershire for Nov. 2018 based on the numerator and denominator outlined above.

A. Numerator: Total net homes delivered over the three year period (2015/16-2017/18)	4,336
B. Denominator: Total number of homes required over three year period (2015/16 - 2017/18)	3,319
C. Anticipated Housing Delivery Test result for 2018 (A/B)*100	131%

Therefore the anticipated 2018 Housing Delivery Test result for South Gloucestershire is 131%.