

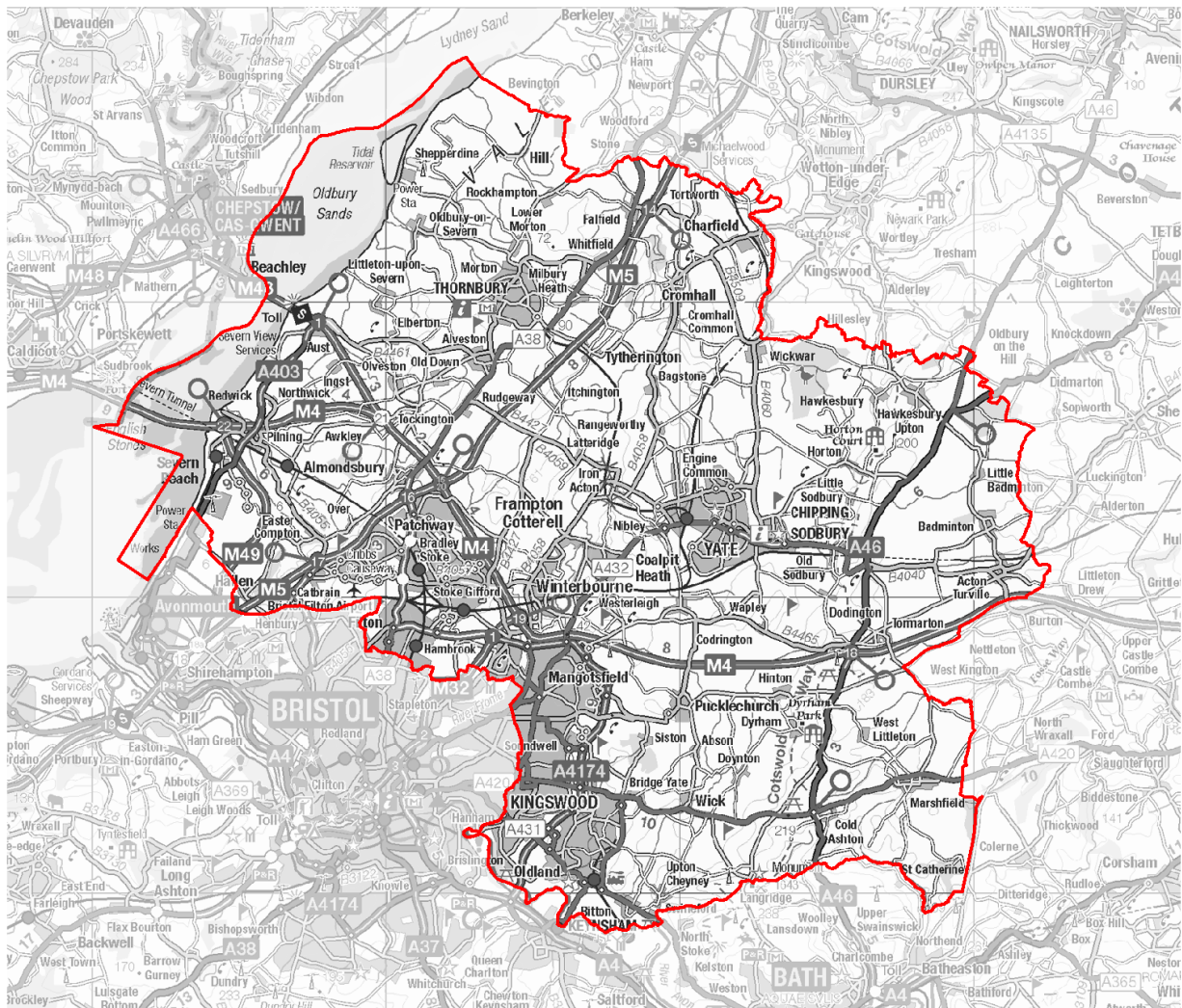
2019 AMR REPORT AND **SUPPORTING APPENDICES**

South Gloucestershire Council

Authority's Monitoring Report (AMR)
2019

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The South Gloucestershire Local Authority Area



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Executive Summary

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

Indicators relate to policies contained within the adopted Core Strategy (2013) and Policies, Sites and Places (PSP) Plan (2017) are monitored and reported on in the AMR.

This is the fifteenth AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2018 to 31 March 2019.

This executive summary highlights some of the key findings for this monitoring period. **For full details including data sources please refer to the relevant sections of the AMR.**

A Social Role

1,573 new homes were completed in 2018/2019, one of the highest numbers since the 1991/1992 monitoring year. This has been the third year in a row of consistently high completions.

- 687 (44%) of which were on previously developed (brownfield) land.
- 66% of completions were within the established urban areas of the East (25%) and North (41%) fringes of Bristol and the market towns of Yate/Chipping Sodbury (7%) and Thornbury (9%), thereby demonstrating housing delivery in accordance with the Council's adopted Core Strategy.

624 Affordable Homes were delivered in the monitoring year 2018/2019.

- 78% of which were in the urban areas of the North and East Fringes of Bristol.
- Of the 624 homes, 220 were for social rent, 139 were for affordable rent, 265 were for intermediate affordable.

South Gloucestershire's 5 year housing land supply at December 2019 is confirmed at 5.36 years.

- Please see **Appendix A: Housing Trajectory** for further details relating to the Council's 5 year housing land supply.

The Council has published its Brownfield Land Register to its [website](#). The 2019 Brownfield Land Register comprises of two parts:

- Part one shows sites within the district that have planning permission on brownfield land and are expected to commence in the next fifteen years. In 2019 the register contains: **99 sites, 84 of these are live with potential to deliver 5,942 new homes.**
 - 15 sites on the Brownfield Register have been completed in the last year, these are accounted for as part of the 1572 new homes completed in the district.

- 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 as insufficient information is available to establish if there is a responsible prospect of sites being delivered.

An Economic Role

- As of the 2018/2019 monitoring year there is 277ha of available employment land in South Gloucestershire. This monitoring period saw an increase in the availability of B1b and Mixed B, and a decrease in B2 land.
- This monitoring year has seen additional A1 floorspace being created across the district, primarily as a result of the opening a food store in Kingswood and the installation of a mezzanine level in the Poundstretcher shop, located in the former B&Q store at Stoke Gifford.
- 5.2% of all units in town centres across the District were recorded as vacant.
 - Kingswood had the highest number of vacant properties 13. Which constitute 21% of all units in Kingswood town centre.
 - However, Patchway had the highest % of A1 retail (shop) vacancies, at 28.6%. In comparison Emersons Green and Bradley Stoke had no vacant A1 retail units.

An Environmental Role

- There has been no change to the area recorded as Green Belt (GB) in the 2018/2019 monitoring year. There is currently 23,026ha of Green Belt land in the district.
- The numbers and extent of sites of biodiversity importance has been reduced by 1 in the 2018/2019 monitoring year. **The Fields South of Engine Common** SNCI, a site of semi-improved grassland was ploughed by the landowner.
- After three and a half years delivery, the Heritage Lottery Fund Project ‘A Forgotten Landscape’ entered its Legacy period in 2018/2019.
- The Avonmouth Severnside Flood Defence Improvements Project received planning permission earlier this year. As well as raising the sea wall in response to global warming and rising sea levels, the project will create a minimum of 80ha of new wetland habitat at Northwick and Hallen Marsh in Bristol.
- A planning permission for residential development in Charfield includes Cullimore’s Quarry designated as a Regionally Important Geological Sites (RIGS), Site of Special Scientific Interest (SSSI) and SNCI. The management prescription for the scheme includes measures to benefit both its geological features and botanical interest.

- The Council has continued to make progress with its Green Infrastructure initiative in which South Gloucestershire's network of local, national and international wildlife sites form the backbone. Mapping this will help target tariffs generated in the future through the Environment Bill's Net Gain which will bring benefits to at least some of these designated sites.

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.

This is the fifteenth AMR prepared by South Gloucestershire Council; it covers the period 1 April 2018 to 31 March 2019 and builds on data presented in previous AMRs.

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.

Structure of the AMR

South Gloucestershire is a complex and diverse area. 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. 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 AMR has been structured to follow themes, set out as the Key Issues, in the adopted Local Plan. It reports on policies in the adopted Core Strategy (2013), the

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)

Policies, Sites and Places Plan (2017) as well as the Joint Waste Core Strategy (2011).

The AMR examines what has happened in the area in the past helps to identify key challenges and opportunities for future local planning policy.

Types of indicator monitored in this report

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 key 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 of the Local Plan options and relevant policies, as they existed at that point in time.

No further sustainability appraisal documents have been released for the Local Plan during the last monitoring year.

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 continues to be 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).

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 to view on [the current Local Plan Delivery Programme](#) webpage.

It is likely that an update to the Local Plan Delivery Programme will be published in 2020.

*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 2019

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).

Preparation of a Joint Spatial Plan covering the four authorities of Bristol, Bath and North East Somerset, North Somerset and South Gloucestershire. The Joint Spatial Plan (JSP) sets out strategic policies for the West of England area and was submitted for examination in April 2018. Whilst outside the AMR period and following the first round of hearings in July 2019, the Inspectors appointed by the Secretary of State wrote to the four Councils in August and September 2019. In the light of the issues raised by the Inspectors, the four authorities are currently considering how they can continue to actively pursue strategic joint working. Further details including a response to the Inspectors' letters, any formal decisions required by the councils and any required revisions to the Council's local plan development programmes will be set out in due course.

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

Declared Climate Change Emergency - 2019

On July 2019 the council declared a Climate Change Emergency and has pledged to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030. In 2020 a set of recommendations and actions to address the emergency will be released. In future years the AMR will be able to report on the projects, initiatives and future planning policy that will be put in place to address the emergency.

To help combat and ensure adaptation to climate change the council has set a target of doubling tree cover by 2030. The council has already begun to address this challenge with the first "Tree Week" held in late November and early December 2019. Further details of the initiatives being progressed during tree week are reported in Chapter 4 Managing the Environment and Heritage indicator **Policies PSP18 and PSP19 Change in areas of biodiversity importance.**

Proportion of energy produced from renewables

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

Number of permissions on Local Green Space that are contrary to Policy PSP4

	Application contrary to PSP4		Application not contrary to PSP4		
Monitoring Year	Applications approved	Application Refused	Applications approved	Application Refused	Applications withdrawn
2018/19	0	2	1	0	0

Table 1.1**Commentary**

Two applications (PK18/4070/F & PK18/4021/F) were refused due to conflict with the provisions made under policy PSP4 Designated Local Green Spaces. Both applications were found to negatively impact the reasons for designation of each Local Green Space involved.

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

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

Statutory Greenbelt change (Related to Policy CS5 and PSP7)

Year	Statutory greenbelt change
2013/2014	- 205.47 ha
2014/2015	None
2015/2016	None
2016/2017	None
2017/2018	-0.1 ha
2018/2019	None

Table 2.1

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 no change to the Statutory Green Belt area in South Gloucestershire for the 2018/2019 monitoring year.

Appeals won/lost where Policy PSP8 was a material consideration

Date	PSP8	
	Won	Lost
2018/2019	11	0

Table 2.2

Commentary

The Policies, Sites and Places Plan includes PSP8 Residential Amenity. In the monitoring year 2018/2019 11 appeals have been won where PSP8 was a material consideration. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

Policy PSP9 - Very Major Developments and other qualifying developments that have submitted a Health Impact Assessment (HIA) as part of a planning application

Year	Very Major applications approved	HIA Submitted as part of the application
2018/2019	7	0

Table 2.3**Commentary**

No Health Impact Assessments have been submitted as part of any of the Very Major applications approved in the monitoring year 2018/2019.

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

- PSP15 Park and Ride/Share

Number of permissions for Park and Ride/Park and Share/Kiss and Ride

Commentary

There are currently no applications for Park and Ride, Park and Share or Kiss and Ride. PSP47 continues to safeguard land for the Park and Share in Tormarton as well as the Park and Ride in Nibley, Yate.

Additional Information on Chapter 3

There are currently no further 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. 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)

Policy PSP20 - 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
2018/2019	7 (9%)	5 (6%)	65 (80%)	3 (4%)	1 (1%)	0 (0%)	81

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, including this monitoring year. The table shows that in 95% 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.

Policies PSP18 and PSP19 - 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)	*SAC/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
2018/2019	108.69 Ha (9 LNRs)	272 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	67 sites

Table 4.2

Source: Ecological Officer (South Gloucestershire Council)

***KEY**

SAC Special Area of Conservation

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

As part of the declared Climate Change Emergency, action has already been taken to double tree cover by 2030. Although outside the monitoring year, in late November 2019 the council ran its first [Tree Week](#). This saw commencement of a number of initiatives, including; Working with town and parish councils with the aim of planting 1,000 trees over the 2019 winter planting season, offering trees to all council staff to plant at home and planting an additional 5,000 trees on council-owned land in six parishes during the winter planting season. More tree planting events will follow in the future.

The Avonmouth Severnside Flood Defence Improvements Project received planning permission earlier this year. The project involves a multi-million pound upgrade of the sea defence infrastructure in three locations between the Bristol Port (Avonmouth Docks) and the village in Aust near the Severn Bridge in South Gloucestershire. As well as raising the sea wall in response to global warming and rising sea levels, the project will create a minimum of 80ha of new wetland habitat at Northwick and Hallen Marsh in Bristol to provide high tide roosts for a variety of species of wildfowl/waders associated with the Severn Estuary SPA/Ramsar, thereby making a considerable contribution towards the conservation objectives of the European Site and helping the birds adapt to climate change.

The wetlands will also tangentially benefit a range of other wildlife associated with the two areas, including great crested newts, bats and water voles.

After years of remaining static, the numbers of SNCIs in South Gloucestershire has unfortunately been reduced by one to 272 after a site of semi-improved grassland was ploughed up by the landowner. Conversely, a planning permission for residential development in Charfield includes Cullimore's Quarry, which is designated as a RIGS and geological SSSI and an SNCI in recognition of its species-rich calcareous grassland and the management prescription for the scheme includes measures to benefit both its geological features and botanical interest. The Council will also be working with the RIGS Group at Manor Farm Quarry over the winter to remove any re-growth of scrub following the restoration work of a few years ago, in order that the international bone beds there are clearly exposed when further academic visits are made in future years. After three and a half years, the Heritage Lottery Fund (HLF) Project 'A Forgotten Landscape' began its Legacy period in 2018/19, culminating in a 'facelift' of the historic ferry terminal at Aust alongside the Severn Estuary. As part of the HLF project, some 105 ponds were assessed for surveying for great crest newts by volunteers and these have formed an invaluable resource for the Council to use for its new District Level Great Crested Newt Licensing Scheme (see below).

The Council has continued to make progress with its Green Infrastructure initiative, in which South Gloucestershire's network of local, national and international wildlife sites form the backbone. On a landscape scale, this mapping, focussing on grassland, woodland and wetlands, will help target tariffs generated in the future through the Environment Bill's Net Gain which will bring benefits to at least some of these designated sites.

Change in priority habitats and species, by type (Policy PSP19)**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
2018/2019	Static	Static	Declining	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
2017/2018	Declining	Static	Static	Declining	Locally Extinct	Static	Static
2018/2019	Declining	Static	Static	Declining	Declining (population recorded in South Gloucestershire when previously thought extinct.)	Declining	Static

Table 4.3b

Local Priority Species

Year	Adders Tongue Spearwort	Bath Asparagus	Wild Service Tree	Bithynian 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
2018/2019	Increasing	Static	Static	Static	Declining	Declining	Declining	Declining

Table 4.3c

Source: Ecological Officer (South Gloucestershire Council)

Commentary

As stated in reports on past years, it is difficult to gather precise data for the increase or decline in populations of priority species and habitat across South Gloucestershire. Instead, the indicator is a general impression that can be gleaned through the losses or gains in 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).

As mentioned previously, the HLF 'A Forgotten Landscape' Project is now into its final months after running for the last three and a half years, during which time it has made a significant contribution towards the conservation of many of the above habitats and species. Over the last year, the Council has been involved in discussions with Highways England (HE) over a possible project involving the creation of a mosaic of new semi-natural habitat - referred to as 'Green Arteries' - around or near the new motorway junction under construction on the M49 at Severnside as part of its 'Legacy' funding and it is presently hoped that the 'A Forgotten Landscape' Project can be extended for a year to provide a 'springboard' for the HE scheme. Similarly, it is hoped that the new areas of wetland habitat at Hallen Marsh and Aust (the Avonmouth/Severnside Flood Defence Improvements Project) can marry in with this and make a contribution towards the conservation of some of these Priority species and habitats, as well as towards the waterfowl of the Severn Estuary.

It is clear from several present new and emerging initiatives that new ways of working within biodiversity data and reporting is being considered. The Council has begun the process of introducing District Level Licensing for Great Crested Newts (GCN) across South Gloucestershire working in partnership with Natural England

(NE) and the Farming and Wildlife Advisory Group for the South West (FWAG SW). Ponds are the critical factor in GCN conservation and national monitoring has shown that, even with the best efforts and the best mitigation, populations within development and across the wider countryside are still in decline. The project uses a tariff derived from development where small or medium-sized colonies occur to create a multiplication of ponds across the landscape where NE modelling has shown GCN are most likely to be present. Similarly, the new Environment Bill is on the cusp of being presented to Parliament and, if passed, will introduce a new concept of biodiversity net gain and a tariff-based approach to development whereby funding derived from habitat lost is used to create new areas of semi-natural habitat elsewhere. The Council is currently in the process of assessing the Bill and workshops are being set up nationally to demonstrate how it would work in practice, but it is clear that there will inevitably be resource implications for local planning authorities in implementing it.

The native white-clawed crayfish has disappeared from the majority of watercourses within South Gloucestershire, probably as a result of displacement by signal crayfish (an alien species) or the disease ('plague') that they carry. However, earlier this year it was brought to the council's attention that a large population is still present on a watercourse near St Catherine's Valley, which is extremely exciting.

Because of its importance in the region it is the subject of routine monitoring by the Environment Agency (EA), the EA is the agency that is primarily responsible for conserving the species through its duties to maintain the ecological integrity/water quality of the stream in what is largely a rural environment. The Council nonetheless has a role to play in this through its development control functions, ensuring that planning applications close to the stream or with the potential to adversely affect it do not impact on the watercourse through a fragmentation of habitat or through site run-off or pollution incidents.

No. of appeals won/lost by the Council where AONB, a Conservation Area or Listed Building was a material consideration (Policies CS9 & PSP17)

Date	AONB		Conservation Area		Listed Building	
	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
2018/2019	0	0	4	0	4	1

Table 4.4

Note: 2018/2019 onwards Policies, Sites and Places Plan policy PSP17.

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

Commentary

Policies CS1/CS9 of the Core Strategy 2006-2027 and PSP2/PSP17 of the Policies, Sites and Places Plan 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.

Conservation Areas/Listed buildings/Scheduled Ancient Monuments on the at risk register (Policies CS9 & PSP17)

Year	Conservation Area	Registered Parks and Gardens	Scheduled Monuments	Listed Buildings
2018/2019	2	2	4	7

Table 4.5

Commentary

The Heritage at Risk Register currently holds 15 assets which are within the Local Authority area. Monitoring will continue to assess the impact of heritage and conservation policies on the number of assets on the list.

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
2018/2019	14	1	3	4

Table 4.6

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.

Policies CS10 & PSP23 - 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 (awaiting publication of updated LAA)
2018/2019	Data not currently available

Table 4.7

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

Commentary

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. 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/>.

Policies CS10 & PSP24 - Area of land affected by permissions for major built development in the Mineral Safeguarding Areas (MSA)

Year	Area of land affected
2019/2019	0.23ha

Table 4.8

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

Commentary

In the 2018/2019 monitoring year, 0.23ha of land within the Mineral Safeguarding Area was affected by permissions for major built development. This comprises:

- 0.04ha – part of Land To The West Of Stowell Hill Road, Tytherington (PT17/2331/O); and
- 0.19ha – Warmley Court, Deanery Road, Kingswood (PK18/6115/F).

In previous AMRs, this indicator monitored the Mineral Resource Area. It now covers Mineral Safeguarding Areas defined by the Policy PSP24 of the Policies, Sites and Places Plan. This is a different geographical area and therefore the old indicators are not a good comparison with the new data collected.

Number of planning applications granted contrary to The Coal Authority's advice*

Year	Applications Granted Contrary to CA Advice
2018/2019	1

Table 4.9

One application was found where planning permission was granted with an outstanding objection from the Coal Authority. However the extract below from the Officers Report indicates that a risk assessment report was requested and subsequently received. The identified risk was low and therefore the officer was satisfied that planning permission could be granted:

'The site is located on a coal mining risk area and an objection was raised from the Coal Authority. Subsequently, a risk assessment was submitted to support the application which stated that the site is a low risk area. An updated comment from the Coal Authority was requested on May 23rd 2018, however this was not provided. Nonetheless, the report states that the site is a low risk area. As such the Case Officer is satisfied and with the report, and the development, and no objection is raised in relation to coal mining risk at the site.'

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 also 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. 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

Monitoring Employment Land and job generating development

The authority monitors the availability, distribution and loss of employment and non-residential land (such as retail and leisure) through the planning process and previously recorded this information in the annual Employment Land Survey reports. From this year onwards, the AMR will now incorporate this information, and includes a record of the “gains” and “losses” of employment and job generating development. The applications that were monitored in the 2018/19 financial year are contained in **Appendix B: Employment**. Sites that are categorised as committed or available, are those with existing planning permissions.

For clarification purposes, sites that are classed as “employment land” (B Use Classes listed below) and “non-residential land” with an employment role, gains and losses are recorded by the following Use Classes:

A1: Shops

A2: Financial & Professional Services

A3: Restaurants and Cafes

A4: Drinking Establishments

A5: Hot Food Takeaways

B1: Business and light Industry (including:

B1a: Office other than a use within A2

B1b: Research or development of products or processes

B1c: Industrial processes

B2: General Industry

B8: Storage or Distribution

C1: Hotels

D1: Non-residential Institution

D2: Assembly and Leisure

Sui Generis: Commercial uses not falling into any of the above categories.

Please note that the surveys undertaken for employment land monitoring does not include “small-scale” developments and restricts analysis to sites of 0.4Ha (gross) or above, or 500sqm gross and above across South Gloucestershire. All new development is monitored on safeguarded employment sites (allocated through policy CS12).

In addition to the employment land surveys, the authority also conducts town centre and retail audits which were previously reported on separately. As with the

Employment Land Surveys, the AMR will now report on these findings. The purpose of the town centre and retail audits is to monitor the range of retail activities, types and make up of shops currently trading in our district. Analysing this data assists in ensuring a sufficient and diverse range of services (including job generation) in a manner consistent with the concept of sustainable development. The 2019 Retail Audit can be found in **Appendix C: Retail**.

Employment land available: by type (hectares) (Policy CS11)

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
2017/2018	6.30	12.36	0.05	-0.99	44.11	201.63	263.46
2018/2019	6.58	19.82	0.10	-0.49	43.72	207.20	276.93

Table 5.1

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

Commentary

The total amount of employment land available (sites with planning permission yet to be developed) has been steadily declining. Whilst there have been a couple of significant new schemes approved over the past two years (such as PT18/4908- Development of 10,872sqm of research and development facility (B1b)) at East Works Site, Gloucester Road, and the redevelopment of 100 Bristol Business Park which will provide an additional 118,883 sqm of B1a/A3 floorspace, this has not been sufficient to stem the overall loss of employment land to non-traditional 'B' use classes (such as leisure, retail, hotels and residential institutions (C1 and C2)).

Total amount of additional employment floorspace available – by type (net sq.m) (Policy CS11 and CS12)

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
2013/2014	-2,715	9,972	224	4,315	-25,465	20,991	7,322
2014/2015	0	0	0	1,408	20,271	-3,392	18,827
2015/2016	-5,698	0	0	13,226	-10,737	12,720	9,511
2016/2017	-2,300	0	6,845	102	166,109	4,354	175,110
2017/2018	663	0	2,930	-8,637	-4,830	206,403	196,529
2018/2019	-6,664	47,753	0	-2,372	858	25,681	65,256

Table 5.2

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

Commentary

This indicator shows the amount of new employment land available (sites with planning permission yet to be developed) for the last two financial years (2017/18 to 2018/19) was at around 261,000 sqm net. This includes significant gains for B1(b) and Mixed uses. Whilst the increase in floorspace for B1(b) can be attributed to the Bristol Business Park and East Works site applications, there has also been a significant increase in the amount of mixed uses approved. This includes the granting of permission at Avalon Works and Plot 8020 Western Approach, both at Severnside, as well as mixed 'B' uses at Tower Road, Warmley and an expansion of the 'B' uses at Pucklechurch Trading Estate.

Losses of employment land (B use classes) within Safeguarded employment areas (net Ha) (Policy CS12)

Previous use	2013/14	2014/2015	2015/2016	2016/2017	2018/2019
B1a – Office (Ha)	0.96	-	2.01	1.83	0.82
B1 – Mixed (Ha)	0.23	-	-	0.28	
B2- General Industry (Ha)	-	-	-	-	2.47
B8 – Storage and Distribution (Ha)	-	0.39	2.21	0.11	-
Mixed B (Ha)	-	1.67	-	-	1.33
TOTAL	1.19	2.03	4.22	2.22	4.62

Table 5.3

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

Commentary

The Council aims to protect safeguarded employment areas from development for non-employment uses. Since the previous ELAS study, 2.47 Ha of B2 employment land has been lost, which can primarily be attributed to the demolition of the Amcor Tobacco unit in Warmley. This figure is significantly higher than in previous years.

Amount of employment land lost to residential development within safeguarded areas (Policy CS12)

Year	Amount of employment land lost
2013/2014	No loss
2014/2015	No loss
2015/2016	1.29 ha
2016/2017	0.02 ha
2018/2019	No loss

Table 5.4

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

Commentary

CS12 allocations seek to protect the loss of employment land (B use classes) to non-employment uses. In the last two years, no safeguarded employment land (CS12 sites) have been lost to C3 residential uses.

Losses of employment land (B uses only) to residential development outside of the safeguarded areas (Policy CS13)

Previous use class	2013/2014		2014/2015		2015/2016		2016/2017		2018/19	
	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes create	Loss of area (net Ha)
B1a	11	0.44	8	0.08	28	0.89	7	0.46	15	0.36
B1	-	-	1	0.05	-	-	-	-	-	-
B1c	-	-	-	-	-	-	3	0.40	10	0.3
B2	15	0.20	6	0.08	11	0.64	1	0.09	0	0
B8	-	-	2	0.09	13	0.39	4	0.09	0	0
Total	26	0.64	17	0.29	52	1.92	15	1.04	25	0.66

Table 5.5

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

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 sustainable 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.

The number of m² approved for B8 uses outside of the Enterprise Areas and Safeguarded Employment areas (Policy CS12 and PSP27)

During 2018/19 outside of the allocated CS12 sites, seven applications for B8 uses were approved, totalling 946sqm in size. These applications were predominantly all small scale, and were to assist existing businesses with their daily requirements.

Commentary

The purpose of this new indicator is to assess the implementation of Policy PSP27, which aims to recreate flexibility for businesses requiring storage and distribution facilities (B8 uses) of all sizes, whilst ensuring that the highway network and local environment is protected from adverse impacts. As such, large units in excess of 3000m² are encouraged to locate in the well-established areas of Severnside, Cribbs Causeway and Emerson's Green (excluding the science park), where there is capacity and associated good transport links.

Total amount of floorspace for 'town centre uses' (Policy CS14 and PSP31)

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

- 'A' use classes (which includes A1 – Shops, A2 – Financial and Professional Services, A3 (Café and Restaurants), A4 (Drinking Establishments), A5 (Fast Food takeaways and Mixed A – various combinations of the above categories
- B1a – Offices (other than those in a use within Class A2), and;
- D2 – Assembly and Leisure.

		'A' use classes	B1a	D2	Other Mixed	Total
2013/2014	Town Centre Area	1,482	0	0	0	1,482
	SG Total	9,212	-2,715	0	9,009	15,506
2014/2015	Town Centre Area	743	0	0	0	743
	SG Total	2,901	0	24,700	4,518	32,119
2015/2016	Town Centre Area	306	0	0	7,797	8,103
	SG Total	3,187	-5,698	6,956	26,800*	31,245
2016/2017	Town Centre Area	-2,187	-858	657	0	-2,388
	SG Total	-6,599	-2,300	3,105	0	-5,794
2018/2019	Town Centre Area	3,454	-700	0	0	3,458
	SG Total	3,454	8,261	-500	2455.00	13,670

Table 5.6

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

Commentary

During 2018/19, Table 5.3 shows that there has been additional A1 floorspace created across South Gloucestershire, including an increase within town centres. This can be attributed to the erection of the replacement food store in Kingswood, as well as the installation of a mezzanine level in the Former B&Q unit in Stoke Gifford. The loss of D2 was on Badminton Road Trading Estate (Yate), where a gym was converted to a car sales unit.

**Amount of completed retail development (sq.m m net floor space)
(Policy CS14 and PSP31)**

Year	A1 & A2
2013/2014	9,527
2014/2015	263
2015/2016	1,861
2016/2017	-5,942
2018/2019	4,158

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 the surveys were resumed in 2019. The increase in floorspace can be attributed to the erection of a mezzanine level in the former B&Q, Stoke Gifford, and the completion of the new Co-op foodstore in Halls Road, Kingswood.

Amount of total primary frontage in policy PSP31 town centres plus amount and proportion of primary frontage in A1 uses (CS14, PSP31 and PSP33)

	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%
2018/2019	4,465	2,941	65.90%

Table 5.8

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

Commentary

The 2019 retail survey indicates that the number of A1 units within the authority's primary retail areas is declining. This is synonymous with the changing nature of retail (Shop) uses within all high street, and that more uses such as food and drink,

Leisure, community facilities and employment are being considered and in town centres to attract footfall and increase dwell time.

Percentage of A1 vacant retail units in South Gloucestershire's town centres (Policy CS14 and PSP31)

	2013/2014	2014/2015	2015/2016	2016/2017	2018/2019
Chipping Sodbury	1.9	3.7	3.7	5.6	5.5
Downend	3.3	6.7	3.4	3.4	3.4
Emersons Green	0	0	0	0	0
Filton	12.5	16.7	20.0	14.3	10
Hanham	12.8	18.4	11.8	9.1	2.9
Kingswood	16.3	13.1	14.3	12.8	15.4
Patchway*	-	-	-	-	28.6
Staple Hill	4.8	4.9	4.8	6.9	6.3
Stoke Gifford*	-	-	-	-	0
Thornbury	8.2	11.0	6.9	6.9	5.8
Yate (exc. Station Road)	16.5	15.2	12.2	8.4	9.1
Bradley Stoke	0	0	0	0	0

Table 5.9

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

*note Patchway and Stoke Gifford have only been surveyed since 2019.

Commentary

The 2019 Retail surveys indicates that the number of vacant A1 units within the town centres is slightly down, in comparison to previous years. However, there are varying differences throughout the retail centres across the authority, with Patchway town centre reporting the highest number of A1 vacant units.

Number of vacant units (all uses) (Policy CS14 and PSP31)

	2013/14	2014/15	2015/16	2016/17	2018/19
Chipping Sodbury	6	3	4	8	5
Downend	1	3	2	1	1
Emersons Green	0	0	0	0	3
Filton	4	5	7	6	4
Hanham	6	9	9	6	3
Kingswood	21	24	20	20	21
Patchway*	-	-	-	-	0
Staple Hill	12	12	6	6	5
Stoke Gifford*	-	-	-	-	0
Thornbury	17	19	14	16	9
Willow Brook Centre	0	1	1	1	0
Yate	13	14	11	9	15
Total	80	90	74	73	66

Table 5.10

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

*note Patchway and Stoke Gifford have only been surveyed since 2019.

Commentary

The 2019 survey indicates that the number of vacant properties across the main town centres has decreased from 73 in the 2017 study, to 66 in the 2019 study. As also show in table 5.9, Kingswood has the highest number of vacant units with 21.

Mix of occupied 'A' uses in town centres (Policy CS14 and PSP31)

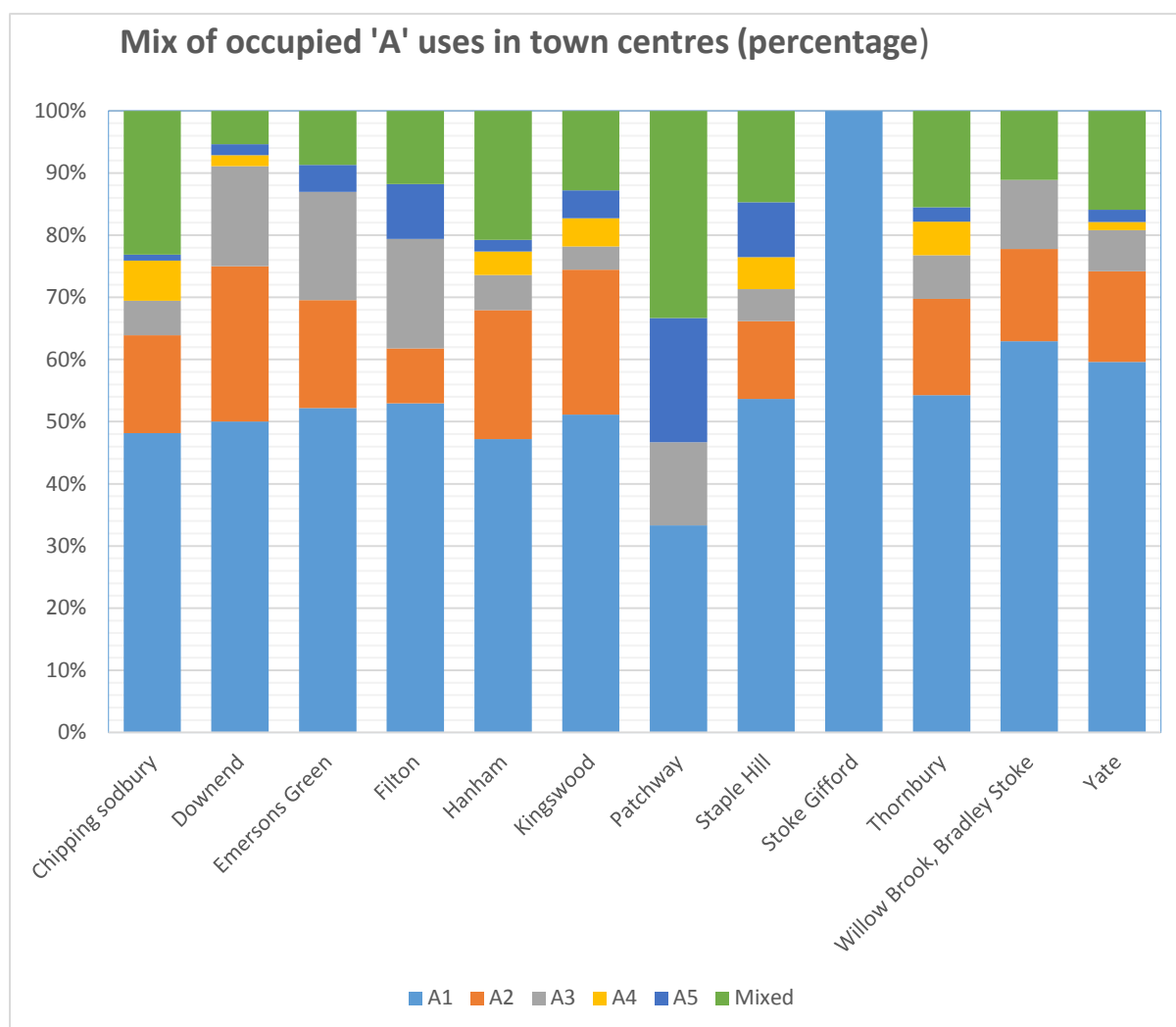


Figure 5.11

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

Commentary

The 2019 retail survey included 'new' retail centres, as allocated in the Policies, Sites and Places Plan. Figure 5.2 shows that predominantly, the majority of units within the retail centres are in in A1 (retail) use. Patchway and Hanham have proportionately lower A1 retail units in their centres whereas Bradley Stoke has the highest. Across all centres, there is a varying degree of the number of A2 (financial) services, with Downend having 23%, and Patchway having 0%. With regards to A3, A4 and A5 (restaurants, cafes, public houses and takeaway units) Patchway has the highest proportion of A5 units, with Hanham and Stoke Gifford having just 1% A5 uses. The highest proportion of mixed use ('B' employment uses, and 'D' leisure and non-residential institutions) is within Patchway (33%) and Chipping Sodbury (17%).

Number of planning applications approved for A3, A4 and A5 uses (Policy PSP35)

Year	A3	A4	A5
2018/2019	5 (1 allowed at appeal)	2	3

Table 5.12

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

Commentary

The purpose of this new indicator is to assess the implementation of policy PSP35. Here, the policy aims to limit the negative impacts of food and drink uses on the amenity of a retail centre. In addition to the 10 applications approved above, a hybrid application is also included at Cribbs Causeway for the development of an indoor ice rink, a skydiving centre, a drive through café, restaurant and car showroom (PT18/1549/F). Over the next few years, additional data will assist in interpreting whether the policy is being successful in limiting the negative impacts on the nearby amenity of retail centres.

Total number of A3, A4, and A5 uses within town centres. (Policy PSP35)

	A3	A4	A5	Total No. units in designated centres
2018/2019	64	32	34	1027

Table 5.13

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

Commentary

The purpose of this new indicator is to assess the numbers of A3, A4 and A5 uses within town centres, in line with policy PSP35. As more data is added over the next few AMR's, it will be possible to assess the impact of this policy.

Amount of completed leisure development in South Gloucestershire (sq.m net floorspace) (Policy CS23)

Year	D2 – leisure
2013/2014	Nil
2014/2015	24,700
2015/2016	6,956
2016/2017	3,105
2017/2018	1,577
2018/2019	1,077

Table 5.14

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

Amount of completed leisure development in town centres (Policy CS14 and CS23)

Year	D2 - leisure
2013/2014	0%
2014/2015	0%
2015/2016	0%
2016/2017	0%
2017/2018	0%
2018/2019	0%

Table 5.15

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

Commentary

Table 5.13 shows that there has been a net increase in leisure floorspace (D2 Use Class) across the district in 2018/2019.

Table 5.14 however, shows that, as in previous years, none of the completed leisure developments were in South Gloucestershire's designated town centres.

Potential number of jobs arising from implemented planning permissions (Policy CS12, CS13 and CS14)

	Retail (A1 - 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
2018/2019	58	19	993	845	1,915
Total	1,590	4,121	5,456	2,706	13,873

Table 5.16

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; 1,915 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.

Number of permissions granted for new telecommunications infrastructure (Policy PSP26)

There have been no applications for telecommunications infrastructure in the monitoring year 2018/2019.

The AMR will continue to monitor PSP36 Telecommunications Infrastructure to assess the effectiveness of the policy.

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. 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 Housing Targets & Supply

Commentary

Paragraph 73 of the National Planning Policy Framework (NPPF, February 2019), requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Housing requirements are 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 (2013) 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). This need is calculated using the standard method for calculating local housing need.

Further details on the five-year land supply, including completions and future supply are set out below and in **Appendix A: Housing Trajectory**. Please refer to previous versions of the AMR for past land supply calculations.

Net additional dwellings – in previous years and 2018/2019.

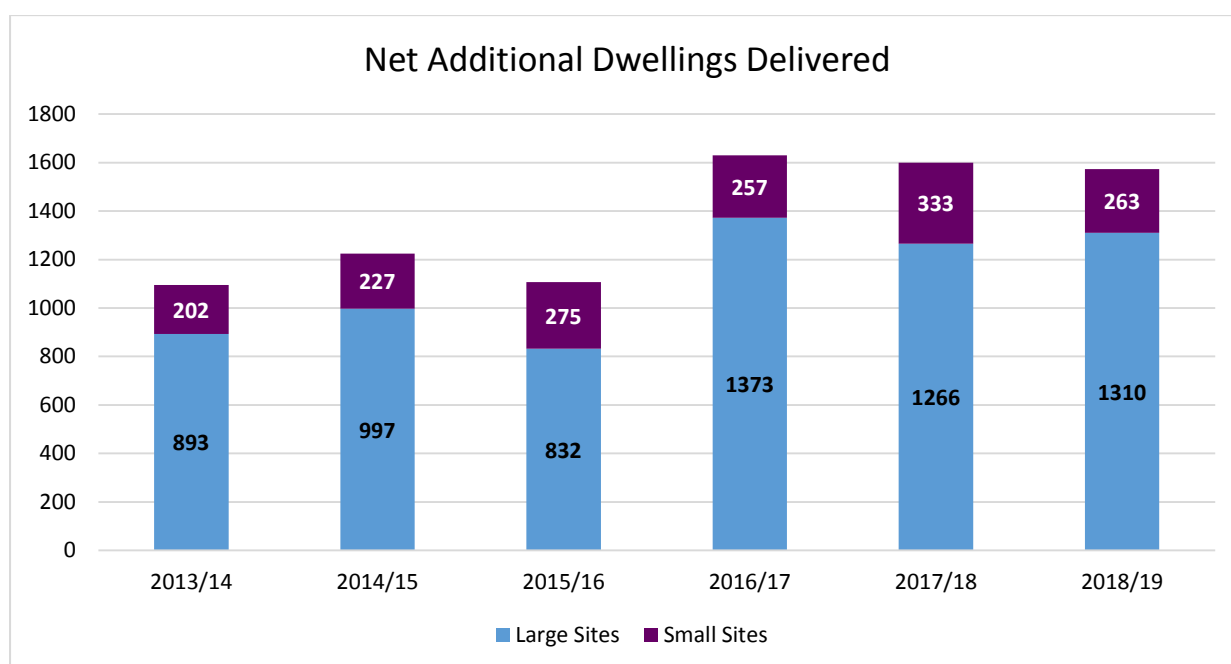


Table 6.1

Analysis of completions in current monitoring year (2018/2019)

	South Glos Total
New build completions	1,174
Demolitions	30
Change of use (net gain)	393
Conversions (net gain)	36
Other gains	0
Net additional homes	1,573

Table 6.2

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
2018/2019	30	16	1,619	1,573

Table 6.3

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

Number of dwellings on fully complete sites by policy area (CS15)*

<i>Policy Area</i>	<i>North Fringe</i>	<i>East Fringe</i>	<i>Yate & Chipping Sodbury</i>	<i>Thornbury</i>	<i>Elsewhere</i>
<i>Total Number of Completions</i>	655 (41%)	388 (25%)	107 (7%)	144 (9%)	279 (18%)

Table 6.4

*numbers are for fully complete sites only and therefore will not reflect the Total Gain/Loss in table 6.3

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

Commentary

As illustrated by Table 6.1, in the year to April 2019, 1,573 homes (net) were completed in South Gloucestershire.

Table 6.2 shows that the majority (74%) of new developments were 'new build' developments i.e. not created through demolishing or sub-dividing/converting existing dwellings.

83.2% 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.

67% of completions were within the established urban areas of the East (25%) and North (42%) fringes of Bristol and the towns of Yate/Chipping Sodbury (7%) and Thornbury (9%), 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.

NPPF Paragraph 73 requires that the supply of specific deliverable sites should also include a buffer. The Council's 2019 Housing Delivery Test is 133%³.

As South Gloucestershire has delivered at least 85% of its local housing need, in accordance with paragraph 73 and footnote 39 of the NPPF, a 5% buffer to ensure choice and competition in the market for land is appropriate.

Based on this approach, the Council can demonstrate 5.36 years' worth of deliverable housing supply against its local housing need.

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

	<u>Numerator (identified supply)</u>	Dwellings
A)	Total identified deliverable supply 2019/20 to 2023/24	7,833
	<u>Denominator (housing need)</u>	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs and 2019 affordability ratios)	1,390
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	1,460
E)	<u>Five-year land supply (A/D)</u>	5.36 Years

Table 6.5

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

3 HDT of 133% published by MHCLG February 2019. The HDT results updates were due to be published by MHCLG in November 2019. At the time of publishing the December AMR the HDT has yet to be published due to Purdah restrictions of the 12th December General Election. However, information published by MHCLG has enabled the Council to calculate its HDT to be 133%. 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.

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 2019 NPPF definition of deliverable. Further information on the approach is set out at **Appendix A: Housing Trajectory**.

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%
2018/2019	687	44%

Table 6.6

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

Commentary

In the year to April 2019 44% of home completions were on previously developed land (PDL). A high percentage of the strategic housing sites identified in the adopted Core Strategy are located on Green Field sites. The South Gloucestershire Local Plan (2006) set 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 fifteen years. However, as strategic sites allocated in the Core Strategy are delivered the quantum of housing on PDL has fallen below 50%.

Note: On 9 June 2010 the Government revised the definition of previously developed land (PDL) to exclude private residential gardens. The figures in table 6.6 only apply the revised definition to planning permissions resulting in new homes being built on former garden land granted after 9 June 2010.

Policy CS16: Housing Density Percentage of new homes (fully completed Large Sites) completed on

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

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019
i) Less than 30 dwellings per ha	8%	11%	0%	40%	-	25%
ii) Between 30 and 50 dwellings per ha	25%	33%	64%	29%	-	10%
iii) Above 50 dwellings per ha	67%	56%	36%	31%	-	65%

Table 6.7

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

Commentary

The Council seeks to avoid developments which make inefficient use of land in the context of the character and amenity of the local area. In the year to April 2019 almost two thirds (70%) of homes (on large housing sites) were delivered at over 30dph.

The achievement of housing densities will continue to be monitored, taking into account the implementation of Core Strategy policy CS16.

Policy CS17: Variety and mix of housing proportions of 1, 2, 3 and 4 bed houses and flats built on fully complete sites

	2013/2014		2014/2015		2015/2016		2016/2017		2017/2018		2018/2019	
		Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat
1 bed	27	141	11	198	24	121	25	220	-	-	20	246
	2%	13%	1%	15%	2%	11%	1%	13%	-	-	2%	20%
2 bed	161	247	149	292	233	160	262	251	-	-	190	278
	14%	22%	11%	22%	20%	14%	16%	15%	-	-	16%	23%
3 bed	310	0	347	5	378	0	532	2	-	-	239	7
	28%	0%	26%	(<1%)	33%	0%	31%	0%	-	-	20%	1%
4+ bed	237	0	323	0	234	0	400	0	-	-	236	1
	21%	0%	25%	0%	20%	0%	24%	0%	-	-	19%	0%
Tota ls	735	388	830	495	869	281	1219	473	-	-	687	532
	65%	35%	63%	37%	75%	25%	72%	28%	-	-	56%	44%
	1,123		1,325		1,150		1,692		-		1,217	

Table 6.8

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

Note: All completion figures are gross. Applications where no bedroom number have been provided in plans have not been counted in the figures. Bedroom numbers are only counted once all dwellings on site are complete.

Analysis by policy area – completions 2018 to 2019 (Policy CS15 and CS17)

Policy Area	1 bed house	2 bed house	3 bed house	4+ bed house	1 bed flat	2 bed flat	3 bed flat	4+ bed flat	Completions (gross)
North Fringe of Bristol	3	11	5	3	125	184	0	0	331
East Fringe of Bristol	9	56	67	64	53	59	6	0	317
Yate/Chipping Sodbury	0	3	13	10	8	7	0	0	41
Thornbury	0	36	88	73	22	4	0	0	223
Elsewhere	8	81	66	89	38	24	1	1	308

Table 6.9

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

Note: All completion figures are gross. Applications where no bedroom number have been provided in plans have not been counted in the figures. Bedroom numbers are only counted once all dwellings on site are complete.

Commentary

Table 6.8 illustrates the variety and mix of housing that has been built in the district in recent years. It shows that in the year to April 2019 44% of all residential development was comprised of flats (532 homes). This represents the highest number of flats built in any year since 2013/2014.

Table 6.8 also illustrates that 39% of houses built in 2018/2019 had 3-4 bedrooms illustrating a welcome shift to diversify the local housing market stock.

Table 6.9 breaks down the information displayed in Table 7a by Core Strategy spatial policy area. It shows that in the year to April 2019, 309 gross completions in the North Fringe of Bristol came in the form of 1 and 2 bed flats compared to 112 in the East Fringe of Bristol.

The information show that flats continue to provide a significant part in meeting the demand for new homes.

Brownfield Register

The council's 2019 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
2019	118,742	282	0.24

Table 6.10

Source: Council Tax (South Gloucestershire Council)

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

Commentary

In December 2019, 282 domestic properties had been vacant for more than one year, this is the same percentage as the previous year and equates to only 0.24% of the total housing stock (according to Council Tax valuation records). Table 6.10 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2013.

Policy CS18: Gross affordable housing completions

Year	Number of completions
2013/2014	298
2014/2015	326
2015/2016	263
2016/2017	360
2017/2018	368
2018/2019	624

Table 6.11

Policy CS18: 2018/19 Affordable Housing Completions - By Policy Area

Policy Area	Affordable Housing completions
East Fringe of Bristol	136 (22%)
North Fringe of Bristol	347 (56%)
Yate/Chipping Sodbury	0 (0%)
Thornbury	37 (6%)
Rural Areas	104 (17%)
Total	624

Table 6.12

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

Commentary- CS18 Affordable Housing Delivery

In the year to April 2019, 624 affordable homes were delivered in South Gloucestershire, of which 620 were new build and 78% of which were in the urban areas of the North and East Fringes of Bristol.

Of the 624 homes, 220 were for social rent, 139 were for affordable rent, 265 were for intermediate affordable (all for shared ownership).

Of the total completions, 81 were for affordable rent and 118 for shared ownership for older people in the Extra Care Village in Stoke Gifford.

Policy CS18 of the Core Strategy seeks to achieve 35% on site Affordable Housing on all new housing developments falling within the stated site size thresholds. 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.

The list below includes an account of completed sites in 2018/2019 where affordable housing was required. The list does not include sites which were 100% affordable.

- Mount Pleasant Farm, Longwell Green (PK10/2627/F) – A development scheme of 70 homes, 14 of which were affordable. Whilst this is below the affordable housing target (at only 20%), viability evidence was submitted justifying the change in affordable housing numbers, which was approved at Development Control Committee on 5th December 2013.

- North of Morton Way, Thornbury (Phase 1) (PT12/2395/O) – A development scheme of 300 homes, 109 of which were affordable. This exceeds our Affordable Housing Target as 36.3% of the site were affordable homes.
- South of Wotton Road, Charfield (PT16/1503/RM) – 37 of the 106 homes produced on site were affordable, which meets our target of 35%.
- East of Coldharbour Lane - Phase 1 (PT15/1179/O) – The Extra Care phase of this site completed by April 2019. This comprises of 261 apartments. Of these, 199 were affordable units which covers 76.2% of the site. This is almost double our CS18 Target of 35%.
- Land off Beaufort Road, Downend (PK16/4492/F) – A development scheme of 16 homes, of which 37.5% (6) were affordable.

On the sites completed in 2018/2019 there has been zero difference between the number of affordable homes negotiated and the number delivered.

Policy CS19- Rural Exception Schemes

No rural exception schemes were delivered in the 2018/19 monitoring year, although 17% of all affordable housing was completed on sites in rural locations.

Policy CS22: Gypsy and Traveller Net additional pitches

Year	Additional Gypsy and Traveller Pitches delivered (Net)
2013/2014	5
2014/2015	7
2015/2016	5
2016/2017	0
2017/2018	6
2018/2019	4

Table 6.13

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

Commentary

In the 2018/2019 monitoring year, there were 4 additional Gypsy/Traveller pitches delivered in South Gloucestershire. This comprises:

- One pitch at Parkfield, Pucklechurch (PK16/0672/F),
- Two pitches at Hall End Lane, Rangeworthy (PT16/1833/F) and
- One pitch at Norley Lane, Tormarton (PT17/2008/F)

Policy CS20: 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
2018/19	261

Table 6.14

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 2018/19, 261 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 2018/19	
	Total Value of CIL Demand Notices raised in 2018/19	£4,763,199.62
4 (a)	Total CIL receipts for 2018/19	£3,342,908.87
	Total CIL payable in 2019/20 from Demand Notices issued in 2018/19	£505,918.72
	Total CIL payable in 2020/21 from Demand Notices issued in 2018/19	£851,489.94
	CIL Expenditure in 2018/19	
4(c)(i)	Expenditure on infrastructure	£500,000.00
4(c)(ii)	Amount of CIL expenditure on each item	£500,000.00
4(c)(iii)	Amount of CIL applied to repay money borrowed and items of infrastructure funded	£200,000.00
4(c)(iv)	Amount of CIL applied to Administration Expenditure	£101,014.00
	Amount of CIL passed to Town/Parish Council	£474,714.38
4(b)	Total CIL Expenditure	£1,275,728.38
4(d)	Total CIL receipts retained at end of year [4(a) less 4(b)]	£2,067,180.49

Table 6.15

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 Authorities website. Allocation of CIL receipts is restricted to items on the adopted Regulation 123 List. This is to ensure there is no duplication of infrastructure funding between CIL and Section 106 Agreements.

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

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

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

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.

Policy CS24: Amount of publicly accessible Green Infrastructure (GI) per 1,000 population

	Quantity per 1,000 residents (previous)	Quantity per 1,000 residents (2019)	Change	Policy CS24 Standard
Informal recreational greenspace	1.294ha	1.400ha	+0.106ha	1.4ha
Natural/Semi-Natural greenspace	5.140ha	4.724ha	-0.416ha	1.5ha
Allotments	0.127ha	0.141ha	-0.014ha	0.2ha
Outdoor sports	1.464ha	1.337ha	-0.127ha	1.6ha
Children's play	0.064ha	0.063ha	-0.001ha	0.25ha

Table 6.16

Source: Community Infrastructure 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.

The 2019 data indicates a gain of 0.106 hectares on the previous quantity.

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.

The 2019 data indicates a loss of 0.416 hectares on the previous quantity.

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).

The 2019 data indicates a loss of 0.014 hectares on the previous quantity.

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.

The 2019 data indicates a loss of 0.127 hectares on the previous quantity.

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.

The 2019 data indicates a loss of 0.001 hectares on the previous quantity.

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.

Appeals won/lost where Policy PSP37 was a material consideration

Date	PSP37	
	Won	Lost
2018/2019	0	0

Table 6.17

Commentary

PSP37 Internal Space and Accessibility Standards for Affordable Dwellings. To date no applications have gone to appeal where PSP37 was a material consideration. Monitoring will continue to ensure the effectiveness of the policy.

Policy PSP41, Number of planning applications for where rural workers dwellings approved

Date	Applications approved for rural workers dwellings
2018/2019	5

Table 6.18

Commentary

PSP41 Rural Workers Dwellings. In the monitoring year 2018/2019 5 application have been approved for rural workers dwellings. The AMR will continue to monitor the effectiveness of the policy.

Appeals won/lost where Policy PSP43 was a material consideration

Date	PSP43	
	Won	Lost
2018/2019	5	0

Table 6.19

Commentary

PSP43 Private Amenity Space Standards. In the monitoring year 2018/2019 5 appeals have been won where PSP43 was a material consideration. Monitoring will continue to ensure the effectiveness of the policy however, the limited information above shows that the policy works effectively.

Policy CS24 & PSP44, Loss/Gain of space used for sport and recreation uses.

	2018/2019 (Ha)
All weather, courts & Greens	30.54
Sports Pitches	347.34
Children & Young People	17.84
Allotments	39.91
Natural/Semi Nat	1335.17
Informal Rec (IROS)	395.81

Table 6.20

Commentary

PSP44 Open Space, Sport and Recreation. Due to the processes that were involved in creating this data and this year being the first full year of monitoring data, the figures shown in the table above will form the base data from which future AMR's will report against.

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 data for the Joint Waste Core Strategy for the current monitoring year is not yet available however the AMR will be updated and republished when this data becomes available in due course

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

The data for the Joint Waste Core Strategy for the current monitoring year is not yet available however the AMR will be updated and republished when this data becomes available in due course

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	858,000¹	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

The data for the Joint Waste Core Strategy for the current monitoring year is not yet available however the AMR will be updated and republished when this data becomes available in due course

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 Wessex 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 Chittening 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 Fosseyway, 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

The data for the Joint Waste Core Strategy for the current monitoring year is not yet available however the AMR will be updated and republished when this data becomes available in due course

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	Short wood 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

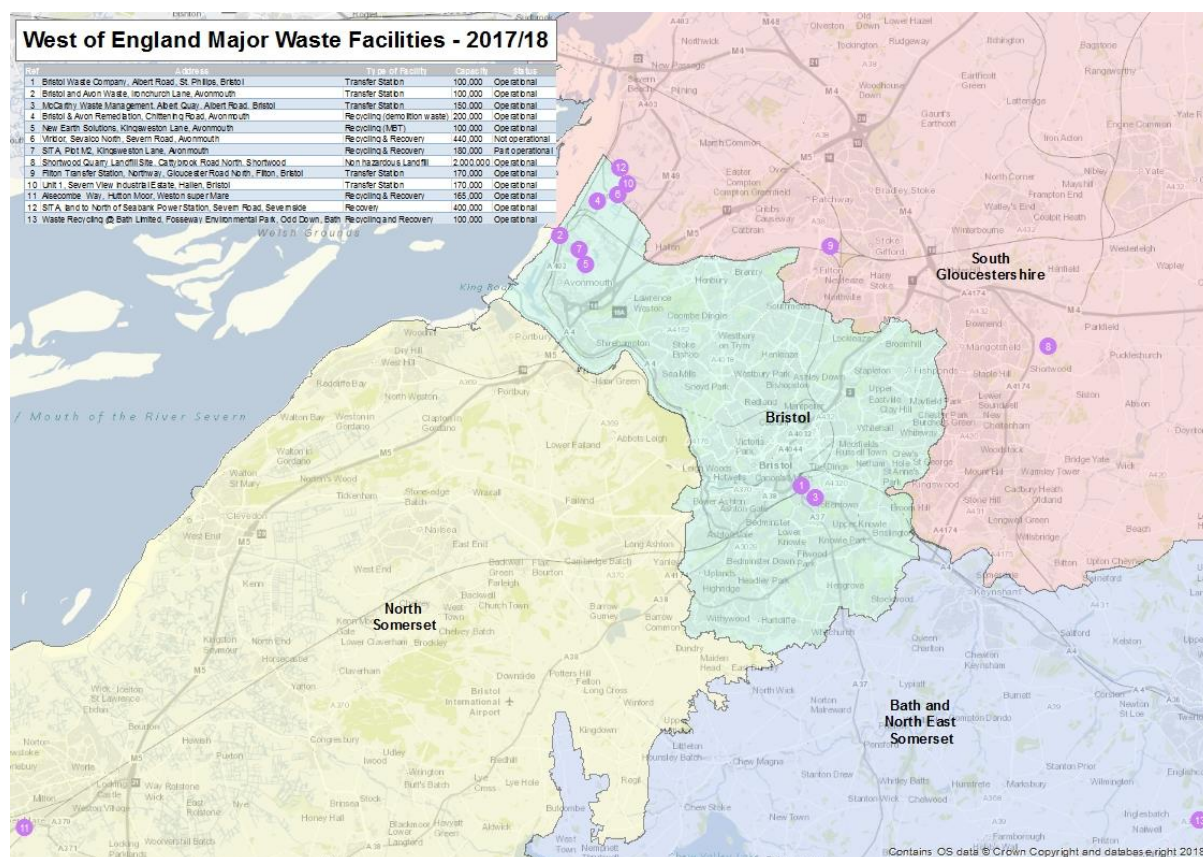
Unitary Authority	Site Name	Capacity of applications approved during 2017/18 (tonnes)	Landfill capacity which became unavailable during 2017/18 (tonnes)	Landfill operational at 31/03/2018 (tonnes)	Landfill permitted but not started at 31/03/2018 (tonnes)
Bath & North East Somerset	N/A	0	0	0	0
Bristol 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 (%)
2014/2015	18,501.66 (15%)	41,462.88 (33%)	271.39 (0%)	62,591.19 (50%)	3,192.65 (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%)
2018/2019	12,148 (10%)	31,188 (26%)	0	69,902 (59%)	5,171 (4%)	118,409 (100%)

Table 7.5

Source: DEFRA

N.B. percentages may not add up to 100 due to rounding

Commentary

In 2018/19, 118,409 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 2018/19, 59%* of municipal waste was recycled an increase when compared to the previous five years. This increase is the result of increased recycling tonnage and the reduction in overall household waste which is collected.

The amount of waste sent to landfill has been reduced to its lowest point (10%).

Duty to Co-operate

The requirement for local planning authorities to work under the Duty to Cooperate on strategic planning issues is set out in section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act (2011). This requires authorities to engage constructively, actively and on an ongoing basis in relation to a number of activities including the preparation of development plan documents, other local development documents and marine plans. 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 2018/19, the authorities have undertaken the following activities in relation to the duty to co-operate including the Joint Spatial Plan and Transport Study

Joint Spatial Plan

Preparation of a Joint Spatial Plan covering the four authorities of Bristol, Bath and North East Somerset, North Somerset and South Gloucestershire. The Joint Spatial Plan sets out strategic policies for the West of England area and was submitted for examination in April 2018. As such, the Duty to Co-operate between neighbouring LPAs and with other prescribed bodies was discharged in earlier monitoring periods as detailed in the DtC statement submitted with the Plan. Whilst outside the AMR period and following the first round of hearings in July 2019, the Inspectors appointed by the Secretary of State wrote to the four Councils in August and September 2019. In the letters the Inspectors concluded that there were very substantial soundness problems with the plan and were of the view that withdrawal of the plan from examination was likely to be the most appropriate option. In the light of the issues raised by the Inspectors, the four authorities are currently considering how they can continue to actively pursue strategic joint working. Further details including a response to the Inspectors' letters, any formal decisions required by the councils and any required revisions to the Council's local development schemes will be set out in due course.

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. Within the West of England, Local Aggregates Assessments are prepared jointly by the four unitary

authorities (UAs) within the sub region. The LAA forms part of the evidence base to inform the UAs' Local Plans. The most recent published LAA covers the period 2007-2016. The LAA for 2008-2017 is currently in preparation.

Joint Planning Data Group

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

Appendix A: Housing Trajectory

Paragraph 73 of the National Planning Policy Framework (NPPF, February 2019), requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Housing requirements are 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. The Housing Trajectory below sets out sites that are; complete, under construction or projected to build out between the years 2016 and 2027 onwards. Please see the key (situated at the end of Appendix A) for a guide to the Housing Trajectory.

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027			
0008t	PT14/4954/RM	Charlton Hayes (PT14/4954/RM) - Bellway [H40, H47, H48]	57	25											82	N/A
0008v	PT15/1349/RM	Charlton Hayes (PT15/1349/RM) - Bovis [MU2]	36												36	
0008w	PT15/3344/RM	Charlton Hayes (PT15/3344/RM) - Linden [H38]	24												24	
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	14												14	
0010g	PT15/0870/RM	Wallscourt Farm (Phase 5 part) (PT15/0870/RM)	32												32	
0011b	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)			261										261	
0021a	PT12/1302/RM	Land at Harry Stoke, Stoke Gifford (PT12/1302/RM)	9												9	
0036ab	PK13/2741/RM	GHQ Emersons Green (PK13/2741/RM) - Barratt [Parcels 6 & 7]	21												21	
0036af	PK13/2649/RM	GHQ Emersons Green (PK13/2649/RM) - Taylor Wimpey [Parcels 9 & 10]	82												82	

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
0036ag	PK14/4110/RM	GHQ Emersons Green (PK14/4110/RM) - Persimmon [Parcel 12]	47	9											56	
0036ai	PK14/3540/RM	GHQ Emersons Green (PK14/3540/RM) - Bellway [Parcels 13 & 14]	78	28											106	
0036aj	PK15/1174/RM	GHQ Emersons Green (PK15/1174/RM) - Persimmon [Parcel 15]	45	12											57	
0036ak	PK16/0540/RM	GHQ Emersons Green (PK16/0540/RM) - Persimmon [Parcel 22]	15	41											56	
0036al	PK15/5115/RM	Lyde Green (PK15/5115/RM) - Taylor Wimpey [Parcels 23 & 24]		57	31										88	
0036ap	PK17/1121/RM	Lyde Green (PK17/1121/RM) - Persimmon Homes [Parcels 21a]			21										21	
0036ba	PK14/2715/RM	Gateway Site Emersons Green (PK14/2715/RM) - Linden [Parcel 2]	54	31											85	
0036bb	PK15/2918/RM	Gateway Site Emersons Green (PK15/2918/RM) - Taylor Wimpey [Parcel 1]	15	113											128	
0095	PK08/1530/F	Kingswood Trading Estate, Kingswood		57											57	
0127	PK10/2627/F	Mount Pleasant Farm, Longwell Green (PK10/2627/F)		19	51										70	
0129b	PK14/0612/RM	Barnhill Quarry, Chipping Sodbury	37	19											56	
0133a	PK13/1185/RM	Land at North Yate	108	46											154	

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
		(PK13/1185/RM) - Peg Hill														
0137	PK15/0718/RM	Hill View and Hill Top, Woodstock Road, Kingswood	14												14	
0145	PK14/4698/F	Minelco site, Randolph Avenue, Yate	25	8											33	
0147	PK14/0120/F	Rodford Primary School, Yate (PK14/0120/F)	26												26	
0151a	PT12/2395/O	North of Morton Way, Thornbury (Phase 1) (PT12/2395/O)	12		1										13	
0151b	PT15/5060/RM	North of Morton Way, Thornbury (Phase 2) (PT15/5060/RM)	36	51	21										108	
0153	PT13/0510/F	Adj.The Burltons, Cromhall		11											11	
0160	PK13/2851/F	Former Police Station, Staple Hill	48												48	
0161	PK14/4964/F	Wapley Court, Yate (PK14/4964/F)	24												24	
0163	PK15/1260/F	Cadbury Heath Youth Centre, Park Road, Warmley	7	18											25	
0165	PT13/3101/F	Pound Mill, Lower Morton, Thornbury (PT13/3101/F)			12										12	
0166	PT14/4961/F	Alexandra, Midland Way, Thornbury	23												23	
0174a	PT14/1490/F	15 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1490/F)		4											4	
0174b	PT14/1489/F	Bell Rd. Coalpit Heath - Merlin scheme (PT14/1489/F)		4											4	
0174c	PT14/1518/F	Ridings Rd. Coalpit Heath - Merlin scheme (PT14/1518/F)	-4	8											4	

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
0174e	PT14/1496/F	Willow Way, Coalpit Heath - Merlin scheme (PT14/1496/F)	-6		8										2	
0174h	PK14/4994/F	Algars Drive, Iron Acton - Merlin scheme (PK14/4994/F)		-8	14										6	
0174i	PK14/4995/F	Nibley Lane, Iron Acton - Merlin scheme (PK14/4995/F)		-8	13										5	
0174l	PT14/1517/F	12 Oldlands Ave. Coalpit Heath - Merlin scheme (PT14/1517/F)	17												17	
0174m	PK14/3334/PND	Algars/Chilwood, Iron Acton - Merlin scheme (PK14/3334/PND)		-2											-2	
0174n	PT15/1262/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1262/F)		5											5	
0174o	PT15/1265/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1265/F)		-4	4										0	
0174p	PT15/2099/F	Coalville Rd. Coalpit Heath - Merlin scheme (PT15/2099/F)			4										4	
0174q	PK15/1640/F	Garage site, James Road, Soundwell (PK15/1640/F)	5												5	
0174t	PT17/4327/F	Collins Avenue, Little Stoke (Merlin Phase 2) (PT15/5447/PND)			-10										-10	
0174w	PK15/1651/F	Irving Close, Staple Hill (PK15/1651/F)	-20	25											5	
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	

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
0174z	PT17/2270/F	Langdale Court, Consiton Road, Patchway (PT17/2270/F)		-17	12										-5	
0175	PT14/0760/F	Extra Care scheme Charlton Hayes [H24, LC3]	24												24	
0177	PT14/3203/F	Charlton House, Filton (PT14/3203/F)	22												22	
0178	PK14/2628/F	17-19 Edgeware Road, Staple Hill (PK14/2628/F)	10												10	
0182	PT14/4404/F	98 Gloucester Road, Filton (PT14/4404/F)	-1	10											9	
0183	PK15/0579/F	47 Broad Street, Staple Hill (PK15/0579/F)	10												10	
0184	PK15/1645/F	2-4 Hanham Road, Kingswood (PK15/1645/F)	10												10	
0186	PT14/2849/F	Bonnington Walk, Stoke Gifford (PT14/2849/F)	64	30											94	
0187	PT16/1503/RM	South of Wotton Road, Charfield (PT16/1503/RM)	6	61	39										106	
0192	PK15/4995/F	Wesleyan Chapel, Blackhorse Road, Kingswood (PK15/4995/F)			15										15	
0198	PT16/4976/F	Junction Hayes Way / Charlton Boulevard, Patchway Site 1 (PT16/4976/F)			42										42	
0202	PK16/2566/F	Cecil Road, Kingswood (PK16/2566/F)			29										29	
0203	PK17/0808/F	Oaktree Avenue, Puckelchurch Site B (PK17/0808/F)			20										20	
		Small Sites fewer than 10 dwellings - North Fringe of Bristol	33	56	25										114	
		Small Sites fewer than 10 dwellings	74	134	81										289	

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
		- East Fringe of Bristol														
		Small Sites fewer than 10 dwellings - Chipping Sodbury	1	9	17										27	
		Small Sites fewer than 10 dwellings - Yate	22	8	20										50	
		Small Sites fewer than 10 dwellings - Thornbury	23	3	6										32	
		Small Sites fewer than 10 dwellings - Elsewhere	104	123	114										341	
0008aa	PT16/4740/RM	Charlton Hayes (PT18/3452/RVC) - Bovis [LC2]				12	15	25							52	https://hosted.southglos.gov.uk/housingtrajectory/0008aa.pdf
0008ab	PT16/6598/RM	Charlton Hayes - Bovis [H11, H12, H13]			30	100									130	https://hosted.southglos.gov.uk/housingtrajectory/0008ab.pdf
0008ac	PT17/5946/RM	Charlton Hayes - [H6, H7, MU1]				14	36	36	9						95	https://hosted.southglos.gov.uk/housingtrajectory/0008ac.pdf
0008ad	PT18/0268/RM	Charlton Hayes - Bovis [H1, H2a and H2b]				110									110	https://hosted.southglos.gov.uk/housingtrajectory/0008ad.pdf
0008g	PT16/1319/RM	Charlton Hayes - Bovis [H3, H4, H5]		46	49	23									118	https://hosted.southglos.gov.uk/housingtrajectory/0008g.pdf
0008l	PT12/3040/RM	Charlton Hayes - Bovis [Part H52]				3									3	https://hosted.southglos.gov.uk/housingtrajectory/0008l.pdf
0008u	PT16/0832/RM	Charlton Hayes - Barratt [H41 to H46, H49]	28	50	95	32									205	https://hosted.southglos.gov.uk/housingtrajectory/0008u.pdf
0011a	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)	49	98	52	56	19	10							284	https://hosted.southglos.gov.uk/housingtrajectory/0011a.pdf
0011c	PT18/0659/RM	East of Coldharbour Lane - Phase 2 (PT15/1179/O)				20	65	18							103	https://hosted.southglos.gov.uk/housingtrajectory/0011c.pdf
0021b	PT17/5810/RM	Land at Harry Stoke, Stoke Gifford - Crest & Sovereign					60	120	120	120	120	90	75	58	763	https://hosted.southglos.gov.uk/housingtrajectory/0021b.pdf

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
0021c	PT17/5847/RM	Land at Harry Stoke, Stoke Gifford - Crest								25	50	50	50	82	257	https://hosted.southglos.gov.uk/housingtrajectory/0021c.pdf
0035	PK10/1057/F	South of Douglas Road, Kingswood		18	20	20	20	20	20	20	34	50	50	50	322	https://hosted.southglos.gov.uk/housingtrajectory/0035.pdf
0036a	PK04/1965/O	Lyde Green (PK04/1965/O)					45	45	49	62					201	https://hosted.southglos.gov.uk/housingtrajectory/0036a.pdf
0036ac	PK13/2648/RM	Lyde Green - Taylor Wimpey [Parcel 2]					11								11	https://hosted.southglos.gov.uk/housingtrajectory/0036ac.pdf
0036ah	PK15/0681/RM	Lyde Green - Barratt [Parcel 11]	30	49			17								96	https://hosted.southglos.gov.uk/housingtrajectory/0036ah.pdf
0036am	PK16/2568/RM	Lyde Green - Persimmon [Parcel 1]		84						6					90	https://hosted.southglos.gov.uk/housingtrajectory/0036am.pdf
0036an	PK16/6501/RM	Lyde Green - Taylor Wimpey [Parcels 17 & 18a]			31	70									101	https://hosted.southglos.gov.uk/housingtrajectory/0036an.pdf
0036ao	PK17/4155/RM	Lyde Green - Persimmon Homes [Parcels 18, 20a & 20b]					48	48	12						108	https://hosted.southglos.gov.uk/housingtrajectory/0036ao.pdf
0036aq	PK17/2795/RM	Lyde Green - Persimmon Homes [Parcels 16a]			33	23									56	https://hosted.southglos.gov.uk/housingtrajectory/0036aq.pdf
0036ar	PK18/1513/RM	Lyde Green - Persimmon Homes [Parcels 27a & 28]				27	48	48	17						140	https://hosted.southglos.gov.uk/housingtrajectory/0036ar.pdf
0036as	PK17/4910/RM	Lyde Green - Persimmon Homes [Parcel 21b]					35								35	https://hosted.southglos.gov.uk/housingtrajectory/0036as.pdf
0036at	PK18/1464/RM	Lyde Green - Taylor Wimpey 25a, 25B And 26				34	95	30							159	https://hosted.southglos.gov.uk/housingtrajectory/0036at.pdf
0036au	PK18/4996/RM	Lyde Green - Quatro Design Architects (Extra Care)					50								50	https://hosted.southglos.gov.uk/housingtrajectory/0036au.pdf
0036av	P19/8823/RM	Lyde Green - Taylor Wimpey [Parcel 16b]						34	34	34					102	https://hosted.southglos.gov.uk/housingtrajectory/0036av.pdf
0036bc	PK17/1745/RM	The Gateway at Lyde Green - Taylor Wimpey [Phase 2]			6	101	15								122	https://hosted.southglos.gov.uk/housingtrajectory/0036bc.pdf

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
0036d	PK17/1112/F	Land South Of Lyde Green - BDW & Taylor Wimpey						25	35	55					115	https://hosted.southglos.gov.uk/housingtrajectory/0036d.pdf
0128	PK15/0532/F	Intier Site, Bitton			53	20	20	20							113	https://hosted.southglos.gov.uk/housingtrajectory/0128.pdf
0132a	PT13/0919/RM	North of Park Farm, Thornbury	84	41			1								126	https://hosted.southglos.gov.uk/housingtrajectory/0132a.pdf
0132b	PT15/5528/RM	North of Park Farm, Thornbury		71	43	50	50	50	50	60					374	https://hosted.southglos.gov.uk/housingtrajectory/0132b.pdf
0133	PK12/1913/O	Land at North Yate (PK12/1913/O) Barratt/DWH								100	100	100	100	560	960	https://hosted.southglos.gov.uk/housingtrajectory/0133.pdf
0133ab	PK17/5388/RM	Land at North Yate - Barratt PL23a, PL23c			14	19	20	20				4			77	https://hosted.southglos.gov.uk/housingtrajectory/0133ab.pdf
0133ac	PK17/5389/RM	Land at North Yate - DWH PL14d, PL22			25	25	23								73	https://hosted.southglos.gov.uk/housingtrajectory/0133ac.pdf
0133ad	PK18/0527/RM	Land at North Yate - Barratt PL23b, PL23d, PL23e					37	36							73	https://hosted.southglos.gov.uk/housingtrajectory/0133ad.pdf
0133ae	PK18/1723/RM	Land at North Yate - Barratt PL12b, PL13b				45	45	45	45	46					226	https://hosted.southglos.gov.uk/housingtrajectory/0133ae.pdf
0133af	PK18/3185/RM	Land at North Yate - DWH PL15a, 16a, 16b				6	25	25	25	25					106	https://hosted.southglos.gov.uk/housingtrajectory/0133af.pdf
0133ag	PK18/3237/RM	Land at North Yate - Barratt PL22			2	2									4	https://hosted.southglos.gov.uk/housingtrajectory/0133ag.pdf
0133ah	P19/2525/RM	Land at North Yate, PL17a, 17b, 18a, 18b & 21					25	50	50	50	54				229	https://hosted.southglos.gov.uk/housingtrajectory/0133ah.pdf
0133ai	P19/14361/RM	Land at North Yate - Barratt PL14e							26	26					52	https://hosted.southglos.gov.uk/housingtrajectory/0133ai.pdf
0133aj	P19/12246/RM	Land at North Yate - PL12a, PL13a						50	55	50					155	https://hosted.southglos.gov.uk/housingtrajectory/0133aj .pdf
0133b	P19/11377/RM	Land at North Yate - Bellway PL24, 25, 26 & 27							20	20	75	75	60		250	https://hosted.southglos.gov.uk/housingtrajectory/0133b.pdf
0134c	PT14/3867/O	Cribbs/Patchway - Former Filton									100	100	172	2025	2397	https://hosted.southglos.gov.uk/housingtrajectory/0134c.pdf

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
		Airfield YTL (PT14/3867/O)														
0134ca	PT18/5892/RM	Parcelss RO3 and RO4 - Former Filton Airfield YTL					18	83	123	54					278	https://hosted.southglos.gov.uk/housingtrajectory/0134ca.pdf
0135c	PT16/6182/F	New Neighbourhood - East of Harry Stoke - Engie formerly Keepmoat [Hambrook Ln/Curtis Ln]						70							70	https://hosted.southglos.gov.uk/housingtrajectory/0135c.pdf
0138a	PT15/5412/RM	Phase 1 Frenchay - Redrow		54	27	8									89	https://hosted.southglos.gov.uk/housingtrajectory/0138a.pdf
0138b	PT17/0973/RM	Phase 2 Frenchay - Redrow			36	46	33								115	https://hosted.southglos.gov.uk/housingtrajectory/0138b.pdf
0138c	PT17/4904/RM	Phase 3a Frenchay - Redrow				40									40	https://hosted.southglos.gov.uk/housingtrajectory/0138c.pdf
0138d	PT17/5624/RM	Phase 3b Frenchay - Redrow					30	30	6						66	https://hosted.southglos.gov.uk/housingtrajectory/0138d.pdf
0138e	PT17/5363/RM	Phase 4 Frenchay - Redrow					30	40	45	45					160	https://hosted.southglos.gov.uk/housingtrajectory/0138e.pdf
0151c	PT17/3446/F	North of Morton Way, Thornbury (Phase 3)			13	35	35								83	https://hosted.southglos.gov.uk/housingtrajectory/0151c.pdf
0152	PT11/2001/F	Land Off Tanhouse Lane, Yate					12								12	https://hosted.southglos.gov.uk/housingtrajectory/0152.pdf
0155	PT16/6845/RM	Cedar Lodge, Charlton Common, Patchway							13						13	https://hosted.southglos.gov.uk/housingtrajectory/0155.pdf
0156	PT12/3707/O	Eastwood Park, Falfield (PT12/3707/O)									-10	20			10	https://hosted.southglos.gov.uk/housingtrajectory/0156.pdf
0164	PK15/2533/F	Concrete Plant, Quarry Road, Chipping Sodbury			3	8									11	https://hosted.southglos.gov.uk/housingtrajectory/0164.pdf
0167	PT17/3333/RM	R/O Dick Lovett, Laurel Hill, Cribbs Causeway			-2		12	36	36	21					103	https://hosted.southglos.gov.uk/housingtrajectory/0167.pdf

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
0169	PT17/4963/RM	Goodmans additional land "Northfield Park"				24	24	24	24	24					120	https://hosted.southglos.gov.uk/housingtrajectory/0169.pdf
0174s	PT18/3038/F	Rodney Crescent, Filton (Merlin Phase 2)			-8		17								9	https://hosted.southglos.gov.uk/housingtrajectory/0174s.pdf
0174t	PT17/4327/F	Collins Avenue, Little Stoke (Merlin Phase 2)					15								15	https://hosted.southglos.gov.uk/housingtrajectory/0174t.pdf
0185	PT16/6580/RM	Land at Day House Leaze, Wotton Road, Charfield			39	25									64	https://hosted.southglos.gov.uk/housingtrajectory/0185.pdf
0189	PK15/3950/F	Land off High Street, Hanham				54									54	https://hosted.southglos.gov.uk/housingtrajectory/0189.pdf
0190	PT16/4055/RM	Land at Post Farm, Thornbury		16	44	15	36	21							132	https://hosted.southglos.gov.uk/housingtrajectory/0190.pdf
0191	PT15/0510/F	Lockleaze Recreation Ground, Stoke Gifford		41	47	45	19								152	https://hosted.southglos.gov.uk/housingtrajectory/0191.pdf
0193	PT15/5521/F	The Gables, Costers Close, Alveston			-1	10									9	https://hosted.southglos.gov.uk/housingtrajectory/0193.pdf
0194	PK17/5966/RM	South of Poplar Lane, Wickwar					20	20	20	20					80	https://hosted.southglos.gov.uk/housingtrajectory/0194.pdf
0195	PK16/2577/O	Rear of 61-67 Cleeve Hill, Downend (PK16/2577/O)									12				12	https://hosted.southglos.gov.uk/housingtrajectory/0195.pdf
0197	PK16/5889/F	Kerr House, Morley Road, Staple Hill			12	9									21	https://hosted.southglos.gov.uk/housingtrajectory/0197.pdf
0201	PK17/0807/F	Oaktree Avenue, Puckelchurch Site A				38									38	https://hosted.southglos.gov.uk/housingtrajectory/0201.pdf
0204	PT16/4774/O	West of Gloucester Road, Thornbury						30	50	50					130	https://hosted.southglos.gov.uk/housingtrajectory/0204.pdf
0206	PT16/0982/F	Former Council Offices, Castle Street, Thornbury		-1		62									61	https://hosted.southglos.gov.uk/housingtrajectory/0206.pdf
0207	P19/3928/RM	Heneage Farm, Falfield (PT17/4800/O)					30	36	19						85	https://hosted.southglos.gov.uk/housingtrajectory/0207.pdf
0209	PK17/2020/F	Amberley Lodge, Broad Lane, Yate			17	9									26	https://hosted.southglos.gov.uk/housingtrajectory/0209.pdf
0210	PT18/2466/RM	Almondsbury Squash Club,				10									10	https://hosted.southglos.gov.uk/housingtrajectory/0210.pdf

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
		Oaklands Drive, Almondsbury														
0211	PT17/2331/O	Land To The West Of Stowell Hill, Tytherington (PT17/2331/O)					18	9							27	https://hosted.southglos.gov.uk/housingtrajectory/0211.pdf
0212	PT17/2240/F	Land at Duck Street, Tytherington				15	13								28	https://hosted.southglos.gov.uk/housingtrajectory/0212.pdf
0213	PK17/2864/F	Former Education Centre, Mangotsfield			6	15									21	https://hosted.southglos.gov.uk/housingtrajectory/0213.pdf
0214	PK17/3702/F	East of Greenbank Road, Hanham			15	15	15	15	17						77	https://hosted.southglos.gov.uk/housingtrajectory/0214.pdf
0215	PT18/3990/F	Oakfield House, Wotton Road, Rangeworthy					13								13	https://hosted.southglos.gov.uk/housingtrajectory/0215.pdf
0216	PK17/5109/F	East of Trinity Lane, Chipping Sodbury				20	20	20							60	https://hosted.southglos.gov.uk/housingtrajectory/0216.pdf
0218	P19/4513/RM	Land South Of Park Street, Hawkesbury Upton (PK18/1532/O)					11	10							21	https://hosted.southglos.gov.uk/housingtrajectory/0218.pdf
0219	P19/5258/RM	Land South Of Horwood Lane, Wickwar (PK17/4552/O)					18	36	36						90	https://hosted.southglos.gov.uk/housingtrajectory/0219.pdf
0221	PK17/3061/F	Land at Normandy Drive, Yate							62						62	https://hosted.southglos.gov.uk/housingtrajectory/0221.pdf
0222	PT18/6493/RM	Land north of Wotton Road, Charfield, Gloucestershire, Barratt						35	40	40					115	https://hosted.southglos.gov.uk/housingtrajectory/0222.pdf
0223	PT18/6313/RM	Land east of Park Lane, Coalpit Heath					50	50	50	50	15				215	https://hosted.southglos.gov.uk/housingtrajectory/0223.pdf
0224	PK18/0799/O	Former North Avon Magistrates Court, Yate						45							45	https://hosted.southglos.gov.uk/housingtrajectory/0224.pdf
0225	PK18/5781/RM	The Shant, Crown Road, Kingswood					10								10	https://hosted.southglos.gov.uk/housingtrajectory/0225.pdf
0226	PT18/0930/R3O	Watermore Junior School, Lower Stone Close								27					27	https://hosted.southglos.gov.uk/housingtrajectory/0226.pdf

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027			
		Frampton Cotterell														
0227	PT16/3565/O	Cleve Park, Thornbury							25	50	35	58	58	124	350	https://hosted.southglos.gov.uk/housingtrajectory/0227.pdf
0229	PK17/0704/F	Land At 298 Soundwell Road							20						20	https://hosted.southglos.gov.uk/housingtrajectory/0229.pdf
0230	PK16/4840/F	Masters Church Park Road, Kingswood							22						22	https://hosted.southglos.gov.uk/housingtrajectory/0230.pdf
0233	P19/7177/F	Wood Leaze Residential Care Home					18								18	https://hosted.southglos.gov.uk/housingtrajectory/0233.pdf
0235	PK18/6115/F	Warmley Court - Linden homes							6	6					12	https://hosted.southglos.gov.uk/housingtrajectory/0235.pdf
0236	P19/10586/PNOR	Kingsgate House - HHC Investments							8	8					16	https://hosted.southglos.gov.uk/housingtrajectory/0236.pdf
0175a	PT17/5476/F	40 Bed Care Home & 4 Town Houses Charlton Hayes				9									9	https://hosted.southglos.gov.uk/housingtrajectory/0175a.pdf
0231	PT18/4625/F	Land At Oaklands Oaklands Drive Almondsbury									18				18	https://hosted.southglos.gov.uk/housingtrajectory/0231.pdf
0232	P19/5351/F	The Park Hotel Gloucester Road					2								2	https://hosted.southglos.gov.uk/housingtrajectory/0232.pdf
0036c		Safeguarded land, Lyde Green									39				39	https://hosted.southglos.gov.uk/housingtrajectory/0036c.pdf
0133c		Land at North Yate - Barratt (Formerly TW)									30	150	120		300	https://hosted.southglos.gov.uk/housingtrajectory/0133c.pdf
0134a	PT14/0565/O	Cribbs/Patchway NN - West of A4018 Haw wood							50	50	75	100	100	625	1000	https://hosted.southglos.gov.uk/housingtrajectory/0134a.pdf
0134ba	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill							50	50	75	100	100	725	1100	https://hosted.southglos.gov.uk/housingtrajectory/0134ba.pdf
0134bb	PT15/4165/F	Cribbs/Patchway NN - Charlton Common					20	30	30						80	https://hosted.southglos.gov.uk/housingtrajectory/0134bb.pdf
0135a	PT16/4782/O	New Neighbourhood - East of Harry Stoke - Crest [South of railway]									85	170	200	835	1290	https://hosted.southglos.gov.uk/housingtrajectory/0135a.pdf
0135b	PT16/4928/O	New Neighbourhood - East of Harry Stoke - Wain							37	38	50	42			167	https://hosted.southglos.gov.uk/housingtrajectory/0135b.pdf

RLS Ref.	Planning Application Number	Address	Completions			Years 1 to 5					Core Strategy End			Build Out of Large Sites Post 2027	Total Net	Deliverability Information
			2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
		Homes [North of railway]														
0135ba	PT16/4928/O	New Neighbourhood - East of Harry Stoke - Council Land [North of railway]									50	50	50	10	160	https://hosted.southglos.gov.uk/housingtrajectory/0135ba.pdf
0135d		New Neighbourhood - East of Harry Stoke [Residual Land]									50	50	50	20	170	https://hosted.southglos.gov.uk/housingtrajectory/0135d.pdf
0135da	PT17/5873/O	New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook]									53	53	52		158	https://hosted.southglos.gov.uk/housingtrajectory/0135da.pdf
0174		Downend - Merlin [Phase 3]						12							12	https://hosted.southglos.gov.uk/housingtrajectory/0174.pdf
0234	P19/15643/O	Land East of Cedar Lodge (replace PT17/1209/F)									29				29	https://hosted.southglos.gov.uk/housingtrajectory/0234.pdf
0036ca	P19/1275/F	Land At Lyde Green Farm - Edward Ware Homes								50	50	50	50	198	398	https://hosted.southglos.gov.uk/housingtrajectory/0036ca.pdf
0036cb	PK18/4150/F	Grove Farm Coxgrove Hill - Prestige Development									11				11	https://hosted.southglos.gov.uk/housingtrajectory/0036cb.pdf
0036e	PK18/3977/F	Land At White House Farm - Taylor Wimpey & Persimmon								50	39				89	https://hosted.southglos.gov.uk/housingtrajectory/0036e.pdf
0199	P19/12563/F	Land At MU6 Charlton Hayes									10				10	https://hosted.southglos.gov.uk/housingtrajectory/0199.pdf
		Small Sites Core Strategy Projected				210	210	210	210	210	210	210	210		1680	
			1630	1599	1573	1521	1574	1617	1566	1542	1459	1522	1497	5312	22,412	
			Total 2016/17 to 2018/19			Total 2019/20 to 2023/24					Total 2024/25 to 2026/27					
			4,802			7,833					4,478			5,312		

Key

	Sites that are built-out entirely. 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 that are considered Extra Care Schemes. As outlined in paragraph 041 Reference ID: 68-041-20190722 of the 2019 National Planning Policy Guidance, communal accommodation can count towards the Housing Delivery Test, with adjustments based on nationally set ratios. A ratio of 1.8 (identified in 2019 NPPG) has been applied to communal accommodation (C2). Where Extra Care accommodation is self-contained, 2019 NPPG states C2 schemes are included in the National Statistic for net additional dwellings, therefore these sites are counted as a 'standard site' with planning permission and are found in the above section of the housing trajectory.
	Sites that are; awaiting the completion of a S106 agreement, allocated in the South Gloucestershire Local Plan, identified in the Core Strategy, 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 711 with planning permission (outline, detailed, and/or reserved matters) of which 170 are under construction (April 2019). Monitoring of past completions of small sites reveals an annual average of 253 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.
Total Net	This column represents all units that have/are expected to complete from 2016 onwards and those units that may be demolished, equating to the total number of units on site.

Appendix B: Employment

Policy Area	Permission Number	Address	Proposal	Grid Ref	SG Emp Ref	Gain/Loss	PDL?	Proposed Area Ha (Net)	New Floorspace proposed Sq.m (Net)	Progress at 2018/19 AMR	Dev't Type	Proposed Jobs	CS12 site? (if yes, note site name)
East Fringe	PK04/1965/O	Vertex Park, Emersons Green	Allocated site B1, B2, B8 (Balance)	367210 178100	3039	Gain	No	7.65	30600	(balance left)	B1/B2/B8	644	Emersons
East Fringe	PK04/1724/O	Bristol Water Depot, Soundwell	Redevelopment for residential purposes	364568 174671	3132	Loss	Yes	-1.83		Not Started	B2	-40	
East Fringe	PK08/3230/F	Hanham Hall Hospital, Whittucks Road, Hanham	Erection of 185 homes and change of use to mixed uses	364030 171140	3172	Gain	Yes	0.50	2455	Completed	Mixed A1, A3, B1a, D1, other	0	
East Fringe	PK12/1619/F	Land at Ansteys Road, Hanham	Demolition of existing warehouse building and erection of foodstore	364128 172259	3222	Loss	Yes	-3.23	-2552	Not Started	B8	-44	
East Fringe	PK12/1619/F	Land at Ansteys Road, Hanham	Demolition of existing warehouse building and erection of foodstore	364128 172259	3222	Gain	Yes	3.23	1550	Not Started	A1	200	Former Kleeneze site
East Fringe	PK05/1009/O	Gateway Site, Emersons Green	Retail development	367424 177424	3223	Gain	No	0.05	500	(balance left)	A1	0	
East Fringe	PK10/1057/F	Former Motorcycle Works, Douglas Rd. Kingswood	Demolition of existing buildings and redevelopment of site for residential	364631 173238	3244	Loss	Yes	-4.81	-48651	Under Construction	B2	?	
East Fringe	PK14/2710/F	Former Depot, Badminton Road, Downend	Demolition of existing depot buildings and erection of 76 bed care home	365115 176725	3246	Gain	Yes	0.49	4869	Completed	C2	76	
East Fringe	PK15/2842/R 3R	Lyde Green primary School, Emersons Green	Erection of new primary school	367219 177122	3248	Gain	No	1.95	2382	Completed	D1		

Policy Area	Permission Number	Address	Proposal	Grid Ref	SG Emp Ref	Gain/Loss	PDL?	Proposed Area Ha (Net)	New Floorspace proposed Sq.m (Net)	Progress at 2018/19 AMR	Dev't Type	Proposed Jobs	CS12 site? (if yes, note site name)
East Fringe	PK17/1208/F	Unit 3 Crown Road, Warmley	Erection of 2 storey office unit	367215 173199	3251	Gain	Yes	0.20	288	Completed	B1a	12	
East Fringe	PK16/5250/F	St Lukes House, Emersons Way, Emersons Green	Change of use of office space (B1a) to retail (A1)	367057 177165	3255	Gain	Yes	0.10	858	Under Construction	A1	65	
East Fringe	PK16/1049/MW	Crown Industrial Estate, Warmley	Change of use from mixed B1/B2/B8 to waste recycling	367202 173181	3259	Loss	Yes	-0.36		Completed	B1/B2/B8	0	Tower Road, Warmley
East Fringe	PK16/6298/F	Premier Inn, Westerleigh Road, Emersons Green	Erection of single storey community hall and two storey extension	366776 177808	3260	Gain	No	1.24	770	Completed	C1/D1	4	
East Fringe	PK18/6115/F	33 Deanery Road, Kingswood	PK16/6136/F- application superseded by current one. Floorspace changed from 677 to 586	366625 173603	3261	Gain	No	0.19	586	Under Construction	C2	0	
East Fringe	PK16/0908/F	1-13 High Street, Kingswood	Demolition of existing buildings and erection of 9 dwellings and retail building	364966 173863	3262	Loss	Yes	-0.13	-511	Not Started	A1	0	
East Fringe	PK16/0908/F	1-13 High Street, Kingswood	Demolition of existing buildings and erection of 9 dwellings and retail building	364966 173863	3262	Gain	Yes	0.13	343	Not Started	A1	0	
East Fringe	PK16/3758/F	Warmley Park School, Tower Road North, Warmley	Erection of six additional classrooms	366946 173258	3264	Gain	Yes	2.39	1095	Completed	D1	9	
East Fringe	PK16/5114/F	Portland Building, Portland Street, Staple Hill	Demolition of existing building and erection of 5 flats and 3 houses	364772 175435	3265	Loss	Yes	-0.14	-792	Not Started	B1a	?	
East Fringe	PK16/4837/F	42 Hill Street, Kingswood	Extensions to create additional bedrooms	365951 173625	3266	Gain	Yes	0.37	626	Not Started	C2	0	

Policy Area	Permission Number	Address	Proposal	Grid Ref	SG Emp Ref	Gain/Loss	PDL?	Proposed Area Ha (Net)	New Floorspace proposed Sq.m (Net)	Progress at 2018/19 AMR	Dev't Type	Proposed Jobs	CS12 site? (if yes, note site name)
East Fringe	PK16/1664/R M	Lyde Green Community Centre, Emersons Green	Erection of community centre	367317 177842	3267	Gain	No	0.90	884	Completed	D2	0	
East Fringe	PK17/1385/R 3F	Civic Centre, High Street, Kingswood, South Gloucestershire, BS15 9TR	External alterations to include installation of replacement windows and door to facilitate Change of Use from Civic centre (Class D1) to mixed use (Class D1) and offices (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987	365270 173865	3270	Loss	Yes	0.85	-5655	Completed	D1		The Civic Centre, Kingswood
East Fringe	PK17/1385/R 3F	Civic Centre, High Street, Kingswood, South Gloucestershire, BS15 9TR	External alterations to include installation of replacement windows and door to facilitate Change of Use from Civic centre (Class D1) to mixed use (Class D1) and offices (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987	365270 173865	3270	Gain	Yes	0.85	5655	Completed	D1/B1	324	The Civic Centre, Kingswood
East Fringe	PK17/2550/F	Kings Chase Shopping Centre, Regent Street, Kingswood, BS15 8LP	Demolition of existing multi storey car park to facilitate erection of three storey extension to existing shopping centre comprising of (Class D2) leisure at ground floor level, retail (Class A1) restaurant (Class A3) and flexible use (Class A1) retail	364715 173904	3278	Gain	Yes	0.88	14476	Not Started	Mixed A & D		
East Fringe	PK16/6730/F	The Chase, Tenniscourt Road, Kingswood, Bristol BS15 4JW	Erection of part two and part three storey 77 bedroom care home (Class C2) with access, parking, landscaping and associated works	366267 366267	4001	Gain	No	0.43	4000	Completed	C2	75	
East Fringe	PK16/6566/F	The Sawmills, Bath Road Bridge, Yate, Bristol, BS30 5JW	Erection of extension to warehouse.	367952 172926	4002	Gain	Yes	0.77		Completed	B8		
East Fringe	PK17/0049/F	Barretine Group, St Ivel Way, Warmley,	Erection of storage building ancillary to B1(c) use.	367260 172787	4005	Gain	No	0.05	588	Not Started	B1c		Tower Road, Warmley

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		Bristol, BS30 8TY											
East Fringe	PK17/4343/P ND	83 Tower Road North Warmley South Gloucestershire BS30 8XP	Prior notification of the intention to demolish factory building and associated outbuildings.	367127 173278	4012	Loss	Yes	-1.33	-9518	Completed	B2/B8		Tower Road, Warmley
East Fringe	PK17/5963/F	83 Tower Road North Warmley BS30 8XP	Erection of 2no. Buildings to form 14no. Industrial units of mixed use classes B1(c), B2 and B8 with access parking and associated works.	367127 173278	4012	Gain	Yes	1.33	7985	Completed	Mixed B	483	Tower Road, Warmley
East Fringe	PK17/4709/F	83 Tower Road North Warmley BS30 8XP	Alterations to industrial building to include new cladding to front elevation and installation of mezzanine floor and 2no access doors to west elevation.	367128 173278	4013	Gain	Yes	0.89	2342	Completed	B1c		Tower Road, Warmley
East Fringe	PK17/5133/F	Newton House, Earlstone Crescent, Cadbury Heath, BS30 8AA	Erection of a 64 bed care home and 24 bed re-ablement centre (Class C2) with access, parking and associated works. (read in conjunction with PK17/5302/PND)	366260 172017	4014	Gain	Yes	0.78	4935	Under Construction	C2	88	
East Fringe	PK18/1756/F	Unit 6 Bridge Road, Kingswood	COU from B2 to D1	365990 175331	4034	Loss	Yes	-0.06	-522	Completed	B2		Station Road, Kingswood
East Fringe	PK18/1756/F	Unit 6 Bridge Road, Kingswood	COU from B2 to D1	365990 175331	4034	Gain	Yes	0.06	522	Completed	D1	8	Station Road, Kingswood
East Fringe	PK18/0692/F	Land Between Avon Ring Road And Folly Brook Emersons Green Bristol BS16 7FQ	Erection of a health & fitness facility	366446 178661	4037	Gain	No	2.39	23400	Not Started	D1	70	
East Fringe	PK18/2885/F	Land On South Corner Of Tower	Erection of three storey office building (B1a)	367103 173299	4040	Gain	No	0.14	399	Not Started	B1a	30	Tower Road, Warmley

Policy Area	Permission Number	Address	Proposal	Grid Ref	SG Emp Ref	Gain/Loss	PDL?	Proposed Area Ha (Net)	New Floorspace proposed Sq.m (Net)	Progress at 2018/19 AMR	Dev't Type	Proposed Jobs	CS12 site? (if yes, note site name)
		Road North And Crown Way BS30 8XJ											
East Fringe	PK18/2397/F	National Composites Centre Bristol & Bath Science Park, Feynman Way Central, Emersons Green, BS16 7FS	Erection of rear extension to form Research and Development workshop (use class B1b) to National Composites Centre, creation of car parking area and associated works.	367032 177851	4041	Gain	No	1.41	23964	Under Construction	B1b		Emersons
East Fringe	P19/0482/F	Unit A Tower Lane, Warmley, Bristol BS30 8XT	Change of Use from Assembly and Leisure (Class D2) to storage and distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	366867 172714	4044	Loss	Yes	-0.09	-462	Not Started	D2		Emersons
East Fringe	P19/0482/F	Unit A Tower Lane, Warmley, Bristol, BS30 8XT	Change of Use from Assembly and Leisure (Class D2) to storage and distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	366867 172714	4044	Gain	Yes	0.09	462	Not Started	B8		Emersons
East Fringe	PK17/2864/F	Former Education Centre, Richmond Road, Mangotsfield, Bristol, BS16 9EZ	Demolition of former school and associated outbuildings and Erection of 21 no. dwellings with access and associated works.	366367 176390	4053	Loss	No	-0.39	-928	Completed	C3		
East Fringe	PK18/2422/R M	Bristol And Bath Science Park, Dirac Crescent Emersons Green BS16 7FR	Construction of new research and development facility (Class B1(b)) to provide Institute of Advanced Automotive Propulsion Systems for the University of Bath, comprising new building of 13,250 sq.m. (GIA), vehicle and cycle parking, landscaping and other associated works (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK13/2502/O)	366947 178101	4054	Gain	No	3.07	13250	Under Construction	B1b	1000	Emersons

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East Fringe	PK11/2551/R M	Harlequin Office Park, Emersons Green	Erection of 3 office buildings	366527 178287	3039 a/15	Gain	No	1.76	9150	Not Started	B1a	915	Emersons
East Fringe	PK17/3485/R M	Plot 3 Commercial Land At Emersons Green Village, Jenner Boulevard, Emersons Green, BS16 7HX	Approval of Reserved Matters to be read in conjunction with Outline planning permission for development of 4 no. industrial units for 6287m2 B2 (General Industrial) and B8 (Storage and Distribution) uses with associated parking provision and landscaping	367510 178219	3039 b	Gain	No	0.40	6287	Completed	B2/B8	Unknown	Emersons
East Fringe	PK17/3486/R M	Plot 4 Commercial Land At Emersons Green Village Jenner Boulevard Emersons Green, BS16 7HX	Approval of Reserved Matters to be read in conjunction with Outline planning permission for development of 7 no. industrial units for 3646m2 B2 (General Industrial) and B8 (Storage and Distribution) uses with associated parking provision and landscaping	367510 178219	3039 b	Gain	No	0.40	3646	Completed	B2/B8	Unknown	Emersons
East Fringe	P18/6458/F	Bristol And Bath Science Park Dirac Crescent Emersons Green BS16 7FR	Erection of new office development (Class B1(a) and B1(b)) to provide multi-tenant office space for new and existing BBSP1 tenants with external compound, parking, cycle parking, and associated works. Approval of reserved matters access, appearance, lan	366947 178101	3039 b/1	Gain	No	0.14	691	Not Started	B1	60	Emersons
East Fringe	PK13/2502/O	Emersons Green East, "SPark"	Science Research Park B1b (Balance remaining)	366947 178101	3039 b/1	Gain	No	14.86	52276	(balance left)	B1b	2500	Emersons
East Fringe	PK16/1047/R M	Vertex Park, Emersons Green	Erection of parcel delivery distribution facility	366685 178355	3039 b/2b	Gain	No	3.86	6642	Completed	B8	230	Emersons
East Fringe		Emersons Green Safeguarded land	B1, B2, B8	367210 178100	3039 REM 1	Gain	No	5.00	20000	(balance left)	B1/B2/B8	590	Emersons
East Fringe	PK18/4996/R M	Extra Care Housing,	Erection of 3 storey building (4 storeys to the rear) to facilitate 50	367356 178239	3267 b	Gain	No	0.22	2816	Under Construction	C2		Emersons

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		Jenner Boulevard, Emersons Green, S16 7HX	no. extra care housing apartments with associated works. Approval of the reserved matters to include access, appearance, landscaping, layout and scale; to be read in conjunction with										
Elsewhere	PK07/2446/F	The Park, Wick	Demolition of existing golf course building and erection of clubhouse	371362 171955	1387	Gain	Yes	0.12	406	Under Construction	D2	0	
Elsewhere	PK08/2278/F	Units 22-27 Pucklechurch Trading Estate	Demolition of existing buildings and redevelopment of site to provide 6 units	369922 175995	1419	Gain	Yes	0.68	2728	Not Started	B1c/B2 /B8	100	Pucklechurch Trading Estate
Elsewhere	PK18/2104/F	Units 1-6 Pucklechurch Trading Estate Pucklechurch Bristol BS16 9QH	Erection of 6 no units for Class B1C, B2 & B8 uses with car parking, service areas, landscaping and associated works	369753 176090	1419	Gain	Yes	0.68	3443	Not Started	Mixed B	45	Pucklechurch Trading Estate
Elsewhere	PT08/0859/F	Henfield Business Park, Coalpit Heath	Demolition of porta cabins and two industrial units and erection of 2 units	367960 178876	1422	Gain	Yes	0.76	550	Not Started	B2	14	
Elsewhere	PT12/3710/F	Eastwood Park, Falfield	Erection of 2 storey healthcare training centre	367419 192411	1570	Gain	No	0.21	2138	Under Construction	D1	15	
Elsewhere	PT14/4365/F	Winterbourne Academy	Erection of 2 storey art block	364920 180747	1601	Gain	Yes	0.01	122	Completed	D1	0	
Elsewhere	PT14/2843/F	Former Visitor Centre, Tortworth	Change of use of former arts centre to micro brewery	369765 192960	1606	Loss	Yes	-0.20	-831	Completed	D1	?	
Elsewhere	PT14/2843/F	Former Visitor Centre, Tortworth	Change of use of former arts centre to micro brewery	369765 192960	1606	Gain	Yes	0.20	831	Completed	B1/B8	50	
Elsewhere	PT13/4756/F	Land at Over Lane, Almondsbury	Construction of surfing centre and ancillary buildings	358653 182295	1608	Gain	No	29.35	1217	Under Construction	Other	40	
Elsewhere	PT15/3803/F	Morton Farm, Old Glos Road, Thornbury	C of U of 3 buildings to B2/B8 use	366080 191570	1639	Gain	No	1.20	2442	Under Construction	B2/B8	46	
Elsewhere	PK16/4133/F	Adjacent 19 Common Road, Hanham	Erection of extension to existing workshop	363723 171203	1670	Gain	Yes	0.65	300	Completed	B2	0	

Policy Area	Permission Number	Address	Proposal	Grid Ref	SG Emp Ref	Gain/Loss	PDL?	Proposed Area Ha (Net)	New Floorspace proposed Sq.m (Net)	Progress at 2018/19 AMR	Dev't Type	Proposed Jobs	CS12 site? (if yes, note site name)
Elsewhere	PT15/5521/F	The Gables, Costers Close, Alveston	Demolition of existing industrial building and erection of 10 dwellings	363057 188458	1673	Loss	Yes	-0.30	-730	Completed	B1c	0	
Elsewhere	PT15/1438/F	Adj M4/M5 Interchange, Almondsbury	Construction of operations base for emergency helicopters	360548 183695	1675	Gain	No	29.00	1346	Completed	SG	0	
Elsewhere	PT16/3799/F	Almondsbury Garden Centre, Almondsbury	Demolition and replacement of building 3 and erection of extensions to building 1 and 2	360089 183550	1676	Loss	Yes	-2.48	-270	Completed	B8	0	
Elsewhere	PT16/3799/F	Almondsbury Garden Centre, Almondsbury	Demolition and replacement of building 3 and erection of extensions to building 1 and 2	360089 183550	1676	Gain	Yes	2.48	1049	Completed	A1/A3/B8	0	
Elsewhere	PT16/4566/F	Glasshouse G5(a) Tortworth Business Park, Charfield Road Tortworth GL12 8HQ	Alterations to existing greenhouse to facilitate change of use to workshop with valeting bays for vehicle preparation (Class B1(c)) and ancillary offices and Storage and distribution (Class B8) with trade counter, and associated car parking.	369656 192967	3268	Gain	Yes	0.35	900	Completed	B1c/B8	0	
Elsewhere	PT16/5069/F	Glasshouses G1(C), G2(B) And G4(E) Tortworth Business Park, Charfield Road, Tortworth GL12 8HQ	Alterations to existing 3no. greenhouses to facilitate change of use to Business (Class B1(c)) and Storage and distribution (Class B8) with trade counter, and Food and drink (Class A3) as defined in Town and Country Planning (Use Classes) Order 1987	369656 192967	3268	Gain	Yes	1.02	3233	Completed	B1c/B8	48	
Elsewhere	PK17/2147/F	Ashlea Farm, Mapleridge Lane, Yate, Bristol, BS37 6PW	Change of use of agricultural building to storage (Class B8) with ancillary office space (Class B1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended) and infilling of pit to create a car parking area.	374195 184875	4006	Loss	Yes	0.38	-1417	Completed	B8	5	
Elsewhere	PK17/3567/F	Sunnymead Farm, Codrington Road,	Change of use to Storage and Distribution (Class B8) or Offices (Class B1) as defined in the Town and Country Planning (Use Classes)	370582 179317	4011	Loss	Yes	0.45	-1242	Completed	B8	0	

Policy Area	Permission Number	Address	Proposal	Grid Ref	SG Emp Ref	Gain/Loss	PDL?	Proposed Area Ha (Net)	New Floorspace proposed Sq.m (Net)	Progress at 2018/19 AMR	Dev't Type	Proposed Jobs	CS12 site? (if yes, note site name)
		Westerleigh BS37 8RG	Order 1987 (as amended) to include part demolition and conversion of existing building to form 4no. units (Unit A).										
Elsewhere	PK17/3567/F	Sunnymead Farm, Codrington Road, Westerleigh BS37 8RG	Change of use to Storage and Distribution (Class B8) or Offices (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include part demolition and conversion of existing building to form 4no. units (Unit A).	370582 179317	4011	Gain	Yes	0.45	1238	Completed	B8	0	
Elsewhere	PK18/2323/F	Units 9-10 Pucklechurch Trading Estate, Pucklechurch, BS16 9QH	Change of Use of buildings from (Class B8) to mixed use (Class B1, B2 and B8) business, general industrial and storage distribution as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	369717 175922	4033	Loss	Yes	-0.48	-390	Completed	B8	-6	Pucklechurch Trading Estate
Elsewhere	PK18/2323/F	Units 9-10 Pucklechurch Trading Estate, Pucklechurch, BS16 9QH	Change of Use of buildings from (Class B8) to mixed use (Class B1, B2 and B8) business, general industrial and storage distribution as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	369717 175922	4033	Gain	Yes	0.48	390	Completed	Mixed B	8	Pucklechurch Trading Estate
Elsewhere	PK18/2109/F	Unit 7, Pucklechurch Trading Estate, Pucklechurch, Bristol, BS16 9QH	Erection of 1 no unit for Class B1C, B2 & B8 uses with car parking, service areas, landscaping and associated works	369798 176043	4039	Gain	No	0.45	1858	Not Started	Mixed B	25	Pucklechurch Trading Estate
Elsewhere	PK18/4310/F	Lower Lapdown Farm, Lapdown Lane, Tormarton, Badminton, GL9 1JE	Change of Use from agricultural building to storage and distribution (Class B8) as defined in the Town and Country Planning (use classes) Order 1987 (as amended).	376808 178013	4043	Gain	No	0.08	786	Completed	B8	11	
Elsewhere	PK17/3214/F	The Old Rectory, High Street, Iron Acton,	Change of use of a building from a mixed use of offices and residential (sui generis) to a mixed use of non-residential clinic and residential (sui generis) as defined in the Town and	368033 183389	4045	Loss	Yes	1.06		Not Started	C3		

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		Bristol, BS37 9UQ	Country Planning (Use Classes) Act 1987 (as amended). (Retrospective)										
Elsewhere	P19/1197/CL E	Grange Farm, Latteridge Road, Iron Acton, Bristol, BS37 9TP	Application for the continuation of mixed use commercial premises (Class B8 and B2)	366348 184603	4046	Gain	Yes	0.53		Completed	B2/B8		
Elsewhere	PT17/1892/F	Church Leaze Farm, Henfield Road, Coalpit Heath Bristol, BS36 2UY	Demolition of existing buildings. Erection of 4 no. dwellings, car port and associated works.	367437 179778	4050	Loss	Yes	0.29	-692	Not Started	C3		
Elsewhere	PK17/3485/R M	Plot 3 Commercial Land At Emersons Green Village, Jenner Boulevard, Emersons Green, BS16 7HX	Approval of Reserved Matters to be read in conjunction with Outline planning permission for 4 no. industrial units for 6287m2 B2 (General Industrial) and B8 (Storage and Distribution) uses with associated parking provision and landscaping.	367510 178219	3039 b	Gain	No	0.69	6287	Completed	B2/B8	unknown	Emersons
Elsewhere	PK18/3429/P NOR	The Estate Offices, Wick Lane Upton Cheyney BS30 6NQ	Prior notification of a change of use from Office Use (Class B1(a)) to 2 no. Dwellinghouses (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	369279 169953	4051	Loss	Yes	0.05		Not Started	C3		
North Fringe	PT05/0407/O	Land off Highwood Lane, Cribbs Causeway	B8 warehouse.	358015 181144	1270	Gain	No	0.32	594	Not Started	B8	0	
North Fringe	PT15/2209/R M	Rolls Royce, Gloucester Road, Filton	Redevelopment of site for B1a, B1c, B2, B8, SG, C1 (note this is the whole site- being developed)	361246 180510	1416	Gain	Yes	17.52	86620	Under Construction	B1a/B1c/B2/B8/SG/C1	2336	Land East of A38, Filton/Patchway
North Fringe		Cribbs Patchway New	B1/B2	359950 180250	1522	Gain	No	24.00	109160	(outline)	B1/B2	7,212	Land East of A38, Filton/Patchway

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		Neighbourhood											
North Fringe	PT12/3388/F	Drive, Patchway	Erection of valeting bay	360489 180702	1537	Gain	Yes	0.72	77	Completed	SG	0	Land East of A38, Filton/Patchway
North Fringe		Land off Longdown Ave, Stoke Gifford	Erection of sports stadium affirmed by allocation PSP47 Site 5	362096 178158	1543	Gain	No	8.32	6347	Not started	D2	212	University of the West of England
North Fringe	PT13/0002/O	Frenchay Hospital	Redevelopment of hospital site	363383 177635	1590	Loss	Yes	-26.53		Under Construction	C2	?	
North Fringe	PT13/0002/O	Frenchay Hospital	Redevelopment of hospital site (school) (ref P19/3567/F)	363383 177635	1590	Gain	Yes	1.41	2365	Under Construction	D1	?	
North Fringe	PT13/0002/O	Frenchay Hospital	Redevelopment of hospital site (Care Centre)		1610	Gain	Yes	0.76	1404	Completed	C2		
North Fringe	PT14/3599/F	Unit 1 Woodlands Court, Bradley Stoke	Change of use to non residential institution	360864 183087	1611	Loss	Yes	-0.04	-332	Not Started	B1a	-4	Almondsbury Business Park
North Fringe	PT14/3599/F	Unit 1 Woodlands Court, Bradley Stoke	Change of use to non residential institution	360864 183087	1611	Gain	Yes	0.04	332	Not Started	D1	3	Almondsbury Business Park
North Fringe	PT14/2646/O	Laurel Hill, Cribbs Causeway	Mixed use offices, storage and car showroom (balance of land and floor space)	357075 180306	1618	Gain	No	1.38	8525	(balance left)	B1/B8/SG	?	
North Fringe	PT14/1227/O	Fountain Court, Bradley Stoke	Demolition of existing buildings and erection of care home	361249 183243	1620	Loss	Yes	-0.75	-2330	Not Started	B1a	0	Almondsbury Business Park
North Fringe	PT14/1227/O	Fountain Court, Bradley Stoke	Demolition of existing buildings and erection of care home	361249 183243	1620	Gain	Yes	0.75	5700	Not Started	C2	80	Almondsbury Business Park
North Fringe	PT14/0760/F	Area H24 & LC3 Charlton Hayes	Erection of 64 bed care home, 53 assisted living units, doctors surgery and pharmacy	360146 5 181385	1621	Gain	No	0.19	8989	Completed	C2/D1	105	
North Fringe	PT17/5476/F	Land At Phase 2 Development At Charlton Hayes,	Erection of 4no. dwellings and a standalone 40 bed care home together with access, parking and associated works (amendment to	359634 180539	1621	Gain	No	0.31	2718	Completed	C2	34	

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		Patchway, BS34 5BZ	previously approved scheme PT14/0760/F)										
North Fringe	PT14/2796/R M	UWE, Stoke Gifford	Erection of academic building	362096 178158	1623	Gain	Yes	2.71	17000	Completed	D1		
North Fringe	PT14/2849/F	Playing Fields, Bonnington Walk, Stoke Gifford	Demolition of existing changing rooms and clubhouse and proposed development of 95 dwellings, provision of sports centre, all weather pitches, grass pitches, multi-use games area	360908 177588	1636	Loss	Yes	-12.78		Under Construction	D2	?	
North Fringe	PT14/2849/F	Playing Fields, Bonnington Walk, Stoke Gifford	Demolition of existing changing rooms and clubhouse and proposed development of 95 dwellings, provision of sports centre, all weather pitches, grass pitches, multi-use games area	360908 177588	1636	Gain	Yes	9.28	3400	Under Construction	D2	9	
North Fringe	PT15/0070/F	Frenchay Park House, Frenchay	Change of use from office to residential	364042 177671	1637	Loss	Yes	-0.86		Not Started	B1a	0	
North Fringe	PT14/3138/F	Concord Museum, Filton	Refurbishment for exhibition/museum	359634 180634	1643	Gain	Yes	3.75	10191	Completed	D1	35	Land West of A38 (inc. runway & Royal Mail Depot)
North Fringe	PT15/3575/F	Holiday Inn, New Road, Stoke Gifford	Erection of 4 storey extension	361490 178893	1644	Gain	Yes	0.03	558	Completed	C1		
North Fringe	PT18/1895/F	University Of West Of England, Coldharbour Lane, Stoke Gifford Bristol, BS16 1QY	Erection of 1no. three storey and 1no. single storey academic buildings (Class D1) Faculty of Engineering, with landscaping, new internal vehicular access and associated works	362096 178158	1649	Gain	No	0.95	8588	Under Construction	D1		University of the West of England
North Fringe	PT15/1160/F	1700 Park Ave. Aztec West	Erection of enclosure of over existing open sided loading bay	360307 182983	1650	Gain	Yes	1.84	445	Not Started	B8	0	Aztec West
North Fringe	PT15/1989/F	UWE	Erection of 2 storey extension to office accomodation	362096 178158	1651	Gain	Yes	0.02	310	Not Started	B1a	9	

Policy Area	Permission Number	Address	Proposal	Grid Ref	SG Emp Ref	Gain/Loss	PDL?	Proposed Area Ha (Net)	New Floorspace proposed Sq.m (Net)	Progress at 2018/19 AMR	Dev't Type	Proposed Jobs	CS12 site? (if yes, note site name)
North Fringe	PT15/2553/F	Rolls Royce, Gloucester Road, Filton	Erection of single storey extension	360527 180418	1652	Gain	Yes	0.09	150	Not Started	B2	0	Land East of A38, Filton/Patchway
North Fringe	PT16/0328/F	Airbus UK, Golf Course Lane, Filton	Erection of two aircraft wing storage buildings	359811 179156	1653	Gain	Yes	0.50	1467	Completed	B8	0	Land West of A38 and south of Hallen railway line
North Fringe	PT15/5197/O	Parklands, Hambrook Lane, Stoke Gifford	Demolition of existing buildings and erection of offices	362990 179696	1667	Gain	Yes	2.02	18500	Under Construction	B1a	?	
North Fringe	PT16/5506/F	Parkway Advanced Engineering Centre, New Road, Stoke Gifford	Erection of 2 storey extensions to form additional classrooms and workshops	361704 179322	1679	Gain	Yes	0.50	1135	Completed	D1	0	
North Fringe	PT16/5136/F	Unit 10 Apex Court, Woodlands, Bradley Stoke	Change of use of offices to medical consulting centre	361812 173431	1680	Loss	Yes	-0.02	-246	Completed	B1a	0	Almondsbury Business Park
North Fringe	PT16/5136/F	Unit 10 Apex Court, Woodlands, Bradley Stoke	Change of use of offices to medical consulting centre	361812 173431	1680	Gain	Yes	0.02	246	Completed	D1	7	Almondsbury Business Park
North Fringe	PT16/6421/F	Building A St James Court, Bradley Stoke	Change of use of building from B1 to A3	361557 183393	1681	Loss	Yes	-0.01	-36	Not Started	B1	0	Almondsbury Business Park
North Fringe	PT16/6421/F	Building A St James Court, Bradley Stoke	Change of use of building from B1 to A3	361557 183393	1681	Gain	Yes	0.01	36	Not Started	A3	0	Almondsbury Business Park
North Fringe	PT16/6056/F	Linden House, Woodlands, Bradley Stoke	Change of use of office B1a to B1 and D1	361669 183403	1682	Loss	Yes	-0.12	-1218	Not Started	B1a	?	Almondsbury Business Park
North Fringe	PT16/6056/F	Linden House, Woodlands,	Change of use of office B1a to B1 and D1	361669 183403	1682	Gain	Yes	0.12	1218	Not Started	B1/D1	?	Almondsbury Business Park

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		Bradley Stoke											
North Fringe	PT16/6471/F	B & Q Fox Den Road, Stoke Gifford	Installation of mezzanine floor	361865 178848	1683	Gain	Yes	0.17	1765	Completed	A1	33	
North Fringe	PT16/4701/F	Wickes, Centaurus Road, Patchway	Subdivision of existing unit to create two units	358622 181264	1684	Loss	Yes	-0.22	-2010	Under Construction	A1	?	
North Fringe	PT16/4701/F	Wickes, Centaurus Road, Patchway	Subdivision of existing unit to create two units	358622 181264	1684	Gain	Yes	0.22	2010	Under Construction	A1	23	
North Fringe	PT16/3819/F	Unit 1 C, Centaurus Road, Patchway	Subdivision of existing unit to three units	358473 181211	1685	Loss	Yes	-0.37	-5296	Not Started	A1	?	
North Fringe	PT16/3819/F	Unit 1 C, Centaurus Road, Patchway	Subdivision of existing unit to three units	358473 181211	1685	Gain	Yes	0.37	5296	Not Started	A1	?	
North Fringe	PT16/6900/F	500-600 North Bristol Park, Fiton	Erection of extension to existing	360819 180097	1686	Gain	Yes	0.65	953	Not Started	B1b	22	
North Fringe	PT17/2087/F	100 Bristol Business Park Coldharbour Lane Stoke Gifford BS16 1QD	Demolition of existing buildings. Construction of 3 new buildings to provide 22,700 m2 office (B1) floor space, 755 m2 of (A1/A3/A4) floor space, with a maximum of 320m2 of retail (A1) floor space. Construction of single deck carpark, associated cycle p	362414 178174	3276	Loss	Yes	-2.99	-7754	Under Construction	B1a		Bristol Business Park
North Fringe	PT17/2087/F	100 Bristol Business Park, Coldharbour Lane, Stoke Gifford	Demolition of existing buildings. Construction of 3 new buildings to provide 22,700 m2 office (B1) floor space, 755 m2 of (A1/A3/A4) floor space, with a maximum of 320m2 of retail (A1) floor space. Construction of single deck carpark, associated cycle parking, ancillary buildings and landscaping.	362414 178174	3276	Gain	Yes	2.99	27427	Under Construction	A1, A3, B1a & SG		Bristol Business Park

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North Fringe	PT17/2087/F	100 Bristol Business Park Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QD	Demolition of existing buildings. Construction of 3 new buildings to provide 22,700 m2 office (B1) floor space, 755 m2 of (A1/A3/A4) floor space, with a maximum of 320m2 of retail (A1) floor space. Construction of single deck carpark, associated cycle parking	362414 178174	3276	Gain	Yes	2.99	19673	Under Construction	B1a/A3	1500	Bristol Business Park
North Fringe	PT16/4740/RM	Parcel LC2, Charlton Boulevard, Patchway, BS34 5BN	Erection of 2no. buildings to form 52 residential apartments, 2no. retail units (Class A1) and 1no. children's day nursery (Class D2). Laying out of carpark with associated access, engineering and landscaping (Approval of reserved matters)	360012 181393	4000	Gain	No	0.66	1401	Under Construction	A1 D1	15	
North Fringe	PT16/4975/F	Plot MU6, Land At Junction Of Hayes Way, Charlton Boulevard, Patchway, BS34 5AG	Erection of part three, part four storey building comprising of 60no. extra care apartments (Class C2) for the elderly with associated communal lounges, restaurants, kitchen, guest room, staff accommodation, communal refuse and electric buggy stores.	360286 181096	4003	Gain	No	0.55	5919	Completed	C2	18	
North Fringe	PT17/2351/F	Land At Patchway Community College Hempton Lane Almondsbury BS32 4AJ	Construction of a SEN school with landscaping and parking provision.	360653 182390	4008	Gain	No	2.01	2250	Not Started	D1/B1	65	
North Fringe	PT17/2332/F	Cribbs Lodge Hotel, Cribbs Causeway, Almondsbury, Bristol, BS10 7TL	Demolition of existing hotel buildings and erection of 123 bedroom motel and standalone diner with access, parking, landscaping and associated works	357407 180904	4018	Loss	Yes	-1.06	-650	Not Started	C1	116	
North Fringe	PT17/2332/F	Cribbs Lodge Hotel, Cribbs Causeway Almondsbury	Demolition of existing hotel buildings and erection of 123 bedroom motel and standalone diner with access, parking, landscaping and associated works	357407 180904	4018	Gain	Yes	1.06	4475	Not Started	C1/A3	116	

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		Bristol, BS10 7TL											
North Fringe	PT17/3348/P NFU	Barn At Sunny Acres Farm, Factory Road, Winterbourne, Bristol BS36 1QL	Prior Notification under Part 3 Class R of a flexible change of use from an agricultural building to Class A1 (shops), Class A2 (financial and professional), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage and distribution)	365882 181230	4019	Gain	No	0.13	500	Not Started	Mixed A & B	unknown	
North Fringe	PT17/5134/R 3R	Site Adjacent To Borkley Street, Patchway, BS34 5DB	Erection of building to form a 420 place Primary School with associated playing field, staff car parking and landscaping. (Approval of Reserved Matters with regards to access, appearance, landscaping, layout and scale to be read in conjunction with Outline	360084 181243	4021	Gain	No	2.01	2000	Completed	D1		
North Fringe	PT17/5941/F	Units 3 To 4 Cribbs Retail Park, Lysander Road, Almondsbury, BS34 5TX	Installation of mezzanine floor.	358439 180949	4022	Gain	No	0.32	8350	Not Started	A1	0	
North Fringe	PT18/2111/F	Hangar 16U, Former Filton Airfield, BS34 5BZ	Change of use of existing hangar from B2 to mixed use B1 and A3 for use as a marketing office, general offices, cafe and flexible space as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Demolition of part of building.	359634 180539	4038	Loss	Yes	0.56	-1850	Not Started	B2		Land West of A38 (inc. runway & Royal Mail Depot)
North Fringe	PT18/2111/F	Hangar 16U, Former Filton Airfield, BS34 5BZ	Change of use of existing hangar from B2 to mixed use B1 and A3 for use as a marketing office, general offices, cafe and flexible space as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Demolition of part of building.	359634 180539	4038	Gain	Yes	0.56	1850	Not Started	B1/A3	154	Land West of A38 (inc. runway & Royal Mail Depot)

Policy Area	Permission Number	Address	Proposal	Grid Ref	SG Emp Ref	Gain/Loss	PDL?	Proposed Area Ha (Net)	New Floorspace proposed Sq.m (Net)	Progress at 2018/19 AMR	Dev't Type	Proposed Jobs	CS12 site? (if yes, note site name)
North Fringe	PT18/1459/F	Land South Of Merlin Road, Cribbs Causeway BS10 7UD	Hybrid planning application for development of an indoor ice rink (D1 use), indoor skydiving venue (D1 use), coffee drive thru (A3/A5 use), restaurant (A3 use) and car showroom (sui generis), and associated landscaping, access, infrastructure and parking	358050 181029	4042	Gain	No	8.53	13168	Under Construction	A3/D2	262	
North Fringe	PT12/1930/O	Land At Wyck Beck Road And Fishpool Hill, Patchway, Cribbs Causeway,	Mixed use development across 53.80 hectares of land comprising up to 1,100 new dwellings (Use Class C3) a local centre (Use Classes A1,A2,A3,A4, A5,B1,D1,D2) a primary school together with supporting infrastructure and facilities including.	357714 179633	4051	Gain	Yes		6400	Not Started	Mixed		
North Fringe	PT17/3798/F	Part Ground And First Floor Social Access, Great Park Road, Bradley Stoke, BS32 4RU	Change of use from sui generis (specialist and accessible transport provider with offices and workshops) to Class B1 office use as defined in the Town and Country Planning (Use Classes) Act 1987 (as amended) to include conversion of existing ground floor	361319 183378	4052	Loss	Yes	-0.26	-663	Not Started	SG	40	Almondsbury Business Park
North Fringe	PT17/3798/F	Part Ground And First Floor, Social Access, Great Park Road, Bradley Stoke, BS32 4RU	Change of use from sui generis (specialist and accessible transport provider with offices and workshops) to Class B1 office use as defined in the Town and Country Planning (Use Classes) Act 1987 (as amended) to include conversion of existing ground floor	361319 183378	4052	Gain	Yes	0.26	663	Not Started	B1a	40	Almondsbury Business Park
North Fringe	P98/1161	Remaining land at Plots 900, 950 and 960 Western Sector, Aztec West	3 storey B1 office dev.	359900 180540	1029 x/xa, 1029 xb	Gain	no	4.34	25443	Not Started	B1a	1,339	Almondsbury Business Park
North Fringe	PT15/3336/F	Land off Catbrain Lane, Cribbs Causeway	Erection of dementia care home	357564 180576	1032 s	Gain	no	0.59	3863	Under Construction	C2	55	Cribbs Causeway

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North Fringe	PT12/3809/O	UWE	Approx area of undeveloped land now within UWE complex formerly with benefit of B1a offices in Hewlett Packard complex for mixed uses allied to the University	361565 178177	1034 c	Gain	No	2.58		(balance)	D1	0	University of the West of England
North Fringe	PT15/2333/F	Vantage Park, Old Gloucester Road, Bradley Stoke	Erection of building for Light Industrial (Class B1 (c)) use with associated works.	363471 180487	1082 bh	Gain	no	0.09	1539	Not Started	B1a	85	Old Gloucester Road, Hambrook
North Fringe	PT14/5028/O	Northern part of Filton Airfield	Offices and retail	359634 180539	1118 b	Gain	no	1.83		Not started Awaiting RM	B1a/A 1/A2/A 3/A4/A 5		Employment Land at Filton Northfield
North Fringe	PT15/5535/R M	Airbus UK, Glos. North, Filton	Erection of integrated research and advanced test building	360462 180641	1277 a	Gain	Yes	3.28	9227	Completed	B1a/B 1b/B1c	30	Land West of A38 and south of Hallen railway line
North Fringe	PT18/4908/F	East Works Site, Gloucester Road North, Filton, BS34 7BQ	Development of 10,872sqm of research and development facility (B1b) including ancillary offices, external compound and associated parking, landscaping, highways and drainage infrastructure.	360236 179078	1416 c	Gain	Yes	2.98	10539	Under Construction	B1b	300	Land East of A38, Filton/ Patchway
North Fringe	PT17/5248/F	Plot C2/D1/E1 East Works Site, Gloucester Road North, Filton, BS34 7ST	Erection of building to form motor dealership including MOT testing facility and external area for display of vehicles (sui generis), revised access onto A38, associated parking, landscaping, highways and drainage infrastructure. Re-location of bus depot	360378 180484	1416 d	Gain	Yes	3.50	3588	Under Construction	SG		Land East of A38, Filton/ Patchway
North Fringe	PT17/3827/F	Rolls Royce Site, Gloucester Road North, Bristol, BS34 6QA	Erection of extensions and alterations to existing industrial building (Class B2) to form external scrubber, substation and pumphouse.	360458 180939	1416 k	Gain	Yes		176	Completed	B2	5	
Rural area	PT16/5449/F	Bristol Memorial Woodlands, Alveston	Erection of new chapel and reception building	365356 186407	1672	Gain	Yes	6.74	693	Completed	D1	0	

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Rural area	PT16/3924/F	Boundary Field, Rockhampton	Change of use of land from agricultural to cricket club	365300 193559	1674	Gain	No	1.14		Completed	D2	0	
Severnside	PT16/4744/MW	Hallen Yard Severn Road Hallen BS10 7SE	Retention of use of land as construction waste transfer station including the erection of a building, siting of a weighbridge, erection of concrete push walls, construction of product storage bays, the erection of workshop and office buildings, and new h	354608 181083	1424	Gain	No	-8.71	1401	Completed	Sui	15	Severnside
Severnside	PT16/6614/RM	Astrazeneca Avlon Works Severn Road Hallen BS10 7ZE	Erection of 2no. distribution units (Class B2, B8 and ancillary B1 use). (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT10/2630/O) The outline application was an EIA application and an Environmental Statement	354570 183240	1521	Gain	No	29.52	119658	Not started	Mixed B	1,500	Severnside
Severnside	SG4244	Avon Power Station, Severnside	Erection of power station	354070 182960	1668	Gain	Yes	45.00	-	Not started	SG	60	Severnside
Severnside	SG4244	Seabank 3, Severnside	Erection of power station	354010 182690	1669	Gain	No	21.60		Not started	SG	40	Severnside
Severnside	PT17/3392/F	Severnside Calibration Centre, 20 Marsh Common Road, Pilning, BS35 4JX	Demolition of existing (Class B1) office buildings and erection of 2no. buildings consisting of 4no. units comprising of (Class B8) storage and distribution and 7no units (Class B2) general industrial use with ancillary offices, parking and associated wo	355891 184418	1677	Loss	Yes	-0.41	-790	Not started	B2/B8	unknown	Severnside
Severnside	PT17/3392/F	Severnside Calibration Centre, 20 Marsh Common Road, Pilning, BS35 4JX	Demolition of existing (Class B1) office buildings and erection of 2no. buildings consisting of 4no. units comprising of (Class B8) storage and distribution and 7no units (Class B2) general industrial use with ancillary offices & parking.	355891 184418	1677	Gain	Yes	0.41	1048	Not started	B2/B8	unknown	Severnside

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Severnside	PT16/5049/F	North of Severn Road, Hallen	Erection of electricity generation plant	354339 181662	1678	Gain	No	0.37	-	Under Construction	SG	1	Severnside
Severnside	PT17/4664/F	Land At Severn Road, Hallen, Bristol BS10 7RZ	Battery storage facility with associated infrastructure, landscaping and new access onto Severn Road	355003 180040	4020	Gain	No	0.50	0	Under Construction	SG	0	Severnside
Severnside	PT17/5514/F	Land To The North Of Minors Lane, Avonmouth, Bristol, BS10 7SF	Change of Use of land from agricultural to land for storage and distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include erection of perimeter fence and alteration to highway.	354339 181662	4047	Gain	No	13.15		Not started	SG Other		Severnside
Severnside	PT18/3709/F	Plot 8020. G Park (Western Approach), Severnside	Erection of 3no. buildings for light industry (Class B1c), General Industry (Class B2) and Storage and distribution (Class B8) with ancillary offices, associated access, parking, landscaping and associated works.	354650 183380	1001 db	Gain	No	5.68	22711	Under Construction	Mixed B	483	Severnside
Severnside	PT17/2269/F	Land Rear Of Units 6010 And 6020, Unit 6030 Plot 6000, Western Approach Distribution Park, Severn Beach, Bristol BS35 4GG	Erection of building for B2/B8 purposes with ancillary offices, service yards, parking areas, new access and landscaping	355277 183260	1001 gb	Gain	no	-23.09	9801	Completed	B8		Severnside
Severnside	PT11/3510/R M	Westgate Ditribution Park, Ellinghurst Farm, Pilning	Erection of two buildings for storage and distribution	356053 184211	1001 m/1	Gain	no	12.41	36166	Not started	B8	478	Severnside
Severnside		Residual Central Park			1001 RCP 1 - 1001 RCP 5	Gain	no	9304.00		(balance)			Severnside

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Severnside	SG4244	Residual Portal West Distribution Park, Pilning	Warehouse distribution park B8	355620 184200	1001 RPW 1	Gain	no	30.96	68000	Not started	B8	883	Severnside
Severnside		Residual Westgate Distribution Park			1001 RW1 - RW2	Gain	no	1404.00		(balance)			Severnside
Thornbury	PT16/1580/F	14 High Street, Thornbury	Change of use from A1 to A1/A3	363657 190051	1654	Loss	Yes	-0.07	-704	Completed	A1	0	
Thornbury	PT16/1580/F	14 High Street, Thornbury	Change of use from A1 to A1/A3	363657 190051	1654	Gain	Yes	0.07	704	Completed	A1/A3	30	
Thornbury	PT16/0994/F	Unit 10 Midland Way, Thornbury	Change of use from B1 to B2	363750 189727	1661	Loss	Yes	-0.05	-400	Completed	B1		Thornbury Industrial Estate
Thornbury	PT16/0994/F	Unit 10 Midland Way, Thornbury	Change of use from B1 to B2	363750 189727	1661	Gain	Yes	0.05	400	Completed	B2		Thornbury Industrial Estate
Thornbury	PT16/3193/F	2 Cooper Road, Thornbury	Change of use of existing building to B1a/D1	363924 189559	1662	Gain	Yes	0.28	780	Completed	B1a/D 1	25	Thornbury Industrial Estate
Thornbury	PT17/2654/F	Thornbury Castle, Castle Street, Thornbury, Bristol BS35 1HH	Erection of extension to provide 14no. additional hotel bedrooms, spa, restaurant and function room. Relocation of car park and 'back of house' functions and associated works (resubmission of PT16/2637/F)	363742 189426	4007	Gain	No	0.13	1918	Not Started	C1/A3	81	
Thornbury	PT17/0945/F	11 Walker Way, Thornbury BS35 3US	Change of use from Class B1 (Business) and B8 (Storage and Distribution) to Class B2 (General Industry) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	363742 189426	4017	Loss	Yes	-0.13	-705	Not Started	B1/B8	2	Thornbury Industrial Estate
Thornbury	PT17/0945/F	11 Walker Way, Thornbury, South Gloucestershire	Change of use from Class B1 (Business) and B8 (Storage and Distribution) to Class B2 (General Industry) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	363742 189426	4017	Gain	Yes	0.13	705	Not Started	B2	2	Thornbury Industrial Estate

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		re, BS35 3US											
Yate and Sodbury	PK14/0916/P NC	Grooms House, Stanshawes Court Drive, Yate	Change of use of offices to dwellings	371493 181855	1592	Loss	Yes	-0.28	-100	Not Started	B1a	?	
Yate and Sodbury	PK14/3204/F	Quercus Court, Armstrong Way, Yate	Erection of extension to warehouse production area	369769 183273	1593	Gain	Yes	1.23	1315	Completed	B2/B8	0	
Yate and Sodbury	PK18/4962/F	Unit 6 Badminton Road Trading Estate Badminton Road Yate BS37 5NS	Change of use from assembly and leisure (Class D2) to Sui generis car sales facility as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	369861 182328	1594	Loss	Yes	0.05	-500	Completed	D2		Badminton Road Trading Estate
Yate and Sodbury	PK18/4962/F	Unit 6, Badminton Road, Trading Estate, Badminton Road, Yate BS37 5NS	Change of use from assembly and leisure (Class D2) to Sui generis car sales facility as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	369861 182328	1594	Gain	Yes	0.05	500	Completed	Sui		Badminton Road Trading Estate
Yate and Sodbury	PK16/0220/F	247 Armstrong Way, GWBP, Yate	Change of use of SG to B1c, B2,B8	370009 183347	1632	Loss	Yes	-0.28	-1154	Not Started	SG	0	Great Western Business Park, Yate
Yate and Sodbury	PK16/0220/F	247 Armstrong Way, GWBP, Yate	Change of use of SG to B1c, B2,B8	370009 183347	1632	Gain	Yes	0.28	1154	Not Started	B1c, B2, B8	0	Great Western Business Park, Yate
Yate and Sodbury	PK16/1663/O	Land at Armstrong Way, Yate	Erection of industrial development B8	369309 183084	1656	Gain	No	0.78	2832	Awaiting RM application	B8	0	
Yate and Sodbury	PK16/5727/P NOR	24-50 South Parade, Yate	Change of use from offices to residential	371478 182327	1659	Loss	Yes	-0.07	-700	Completed	B1a	0	
Yate and Sodbury	PK16/2417/F MW	Bulking Yard, Collett Way, GWBP, Yate	Redevelopment of existing waste management facility	370150 183149	1663	Loss	Yes	-0.50		Completed	SG	-3	

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Yate and Sodbury	PK16/2417/F MW	Bulking Yard, Collett Way, GWBP, Yate	Redevelopment of existing waste management facility	370150 183149	1663	Gain	Yes	0.50		Completed	SG	3	
Yate and Sodbury	PK17/3061/F	Land East Of Normandy Drive And South Of Kennedy Way, Yate, BS37 4FJ	Erection of 62 No. apartments for the elderly, guest apartment, communal facilities, new vehicular access, car parking, landscaping and associated works	371867 182161	4010	Gain	No	0.47		Under Construction	C2		
Yate and Sodbury	PK17/5595/F	Quercus Court, Armstrong Way, Yate, BS37 5NG	Erection of 2no. temporary buildings for storage use and associated works. (Part-retrospective)	369769 183273	4015	Loss	Yes	0.06	-4562	Completed	B8	84	
Yate and Sodbury	PK17/5595/F	Quercus Court, Armstrong Way, Yate, BS37 5NG	Erection of 2no. temporary buildings for storage use and associated works. (Part-retrospective)	369769 183273	4015	Gain	Yes	0.06	485	Completed	B8	84	Great Western Business Park, Yate
Yate and Sodbury	PK18/0680/P ND	North Avon Magistrates Court, Kennedy Way, Yate, Bristol BS37 4PY	Prior notification of the intention to demolish court building.	371187 182396	4016	Loss	Yes	-0.78	-1613	Completed	Vac		
Yate and Sodbury	PK17/5109/F	Land East Of Trinity Lane, Chipping Sodbury,	Erection of 60 no. dwellings, access, widening of Trinity Lane and ancillary works.	373122 182621	4049	Loss	Yes	3.13	-1758	Completed	C3		
Yate and Sodbury	PK12/1913/O	New Neighbourhood, Yate	Mixed development	371249 184323	1512 a	Gain	No	2.20	12660	Awaiting RM application	B2	414	
Yate and Sodbury	PK12/1913/O	New Neighbourhood, Yate	Mixed development	371249 184323	1512 b	Gain	No	2.40	15355	Awaiting RM application	B1	1,919	
Yate and Sodbury	PK12/1913/O	New Neighbourhood, Yate	Mixed development	371249 184323	1512 c	Gain	No	0.50		Awaiting RM application	A1/D1	42	

Appendix C: Retail

Chipping Sodbury Town Centre – North Side

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Servic3	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
1	The Parade		Janet	Hairdresser	A.1					27.0	27.0		
33-43	Rounceval St		Residential	Residential	C.3								
45	Rounceval St		Ritas Dog Grooming	Pet Care	A1								
47	Rounceval St		Residential	Residential	C.3								
49	Rounceval St		Tudor Raj	Restaurant	A3								
51	Rounceval St		Residential	Residential	C.3								
Unit 1	Rounceval Mews		Invek Services Ltd	Office	B.1								
Unit 2	Rounceval Mews		Bundy and Bond	Estate Agents	A.2								
-	Rounceval Mews		Mews Motors	Car Sales	S.G								
59-65	Rounceval St		Enterprise / James Ball Cars	Car Hire and Sales	S.G								
67	Rounceval St		VACANT	VACANT (was antique)	Vac (A.1)							12.0	
1	High Street	S	Moda	Hotel	C.1		8.90						
3	High Street	S	Allied S'yors/Pearsons	Surveyors/Solicitors	A.2		5.10						
5	High Street	S	No Name	Office	B.1		11.40						
7	High Street	S	Allen and Harris	Estate Agent	A.2		9.20						
r/o	High Street	S	Smile	Office	B.1								
9	High Street	S	Residential	Residential	C.3		4.90						
11	High Street	S	No Name	Entrance	B.1		2.10						
13	High Street	S	Chipping Sodbury Tailoring	Tailors	A.1		4.10		4.10	15.5	15.5		
15	High Street	S	Residential	Residential	C.3		6.30						
17-21	High Street	S	Residential	Residential	C.3		25.30						
21a	High Street	P	The Hamptons	Deli/Restaurant	A1/A3	7.10				152.3			152.3
23a	High Street	P	St Peter's Hospice	Charity Shop	A.1	4.60		4.60		45.8			
23	High Street	P	Armstrong and North	Opticians	A.1	4.40		4.40		28.0	28.0		
23b	High Street	P	Residential	Residential	C.3	1.50							

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Servic3	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
23	High Street	P	Blue Cross	Charity Shop	A.1	8.30		8.30		45.8			
25	High Street	P	The Madd Sandwich Co	Sandwich Shop	A.1	5.40		5.40		31.5			31.5
r/o	High Street		Rachels World	Beauty Rooms	A.1								
r/o	High Street		Residential	Residential	C.3								
27	High Street	P	Ice and Easy	Speciality Cakes/decorations	A.1	6.30		6.30		19.5			19.5
29	High Street	P	Cotswold Vintners / Post Office	Off Licence / Post Office	A.1	5.10		5.10		23.5			23.5
29a	High Street	P	Cloud Nine	Beauty Salon	A.1	3.50		3.50		30.0	30.0		
31	High Street	P	Coffee#1	Coffee shop	A.3	10.50							
	Hatherells Yard *		Sodbury Florist	Florist	A.1					74.0			
	Hatherells Yard *		Barnardos	Charity Shop	A.1					75.0			
	Hatherells Yard *		Cadeaux and Co	Gift Shop	A.1					66.0			
36	Hatherells Yard *		Koala Kreations	Fabrics / Haberdashery	A.1					36.0			
	Hatherells Yard *		The Cottage Bakery	Bakery	A.1								
	Hatherells Yard *		Natural Treats	Pet food Shop	A.1								
	Hatherells Yard *		Barber Joes	Barbers	A.1								
	Hatherells Yard *		More than Skin Deep	Skincare shop	A.1								
33	High Street	P	Lloyds Pharmacy	Chemist	A.1	11.10		11.10		44.3	44.3		
35	High Street	P	Winning Post	Betting Shop	A.2	9.20							
r/o 35	High Street	P	Tony Faithfull	Car repairs	S.G	3.90							
37	High Street	P	Paul Tily Electrical	Office	B.1	6.00							
39	High Street	P	John Howell / Hobbs House	Butchers / Bakers	A.1	13.50		13.50		31.8			31.8
41	High Street	P	Brooks	Bar / Kitchen	A.4	8.20				90.0			
43-45	High Street	P	M & Co	Clothes	A.1	13.00		13.00		115.5			
47	High Street	P	Swagger	Gift shop	A.1	8.20		8.20		29.2			
51	Broad Street	S	Innovation	Hairdresser	A.1		8.60		8.60	66.0	66.0		
51a	Broad Street	S	Imperial Hearing	Hearing Centre	D.1		4.80						
53	Broad Street	S	C/Sodbury Fish Bar	Takeaway	A.5		8.60						
55	Broad Street	S	VACANT	VACANT (vac A1)	Vac (A.1)		4.40		4.40			74.8	
	Broad Street	S	Town Hall	Town Hall	D.1		11.40						

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Servic3	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
61	Broad Street	S	Residential	Residential	C.3		5.50						
63-65	Broad Street	S	The George Hotel	Hotel and Public House	A.4		15.40						
65	Broad Street	S	R n L Hair Design	Hairdresser	A.1		5.00		5.00	27.6	27.6		
67	Broad Street	S	The Squire	Public House	A.4		9.50						
r/o 71	Broad Street	S	Catholic Church	Church	D.1		4.00						
69-71	Broad Street	S	St Lawrence Presbytery	Residential	C.3		11.20						
73a	Broad Street	S	Country Properties	Estate Agents	A.2		4.40						
73	Broad Street	S	Country Properties	Estate Agents	A.2		6.50						
73	Broad Street	S	VACANT	VACANT (Was natural health clinic	Vac (D.1)		1.20						
75-77	Broad Street	S	VACANT	VACANT (Was Natwest Bank)	Vac (A.2)		13.50						
79	Broad Street	S	Office	Office	A.2		6.40						
81	Broad Street	S	Franklins	Barbers	A.1		5.70		5.70	26.4	26.4		
83	Broad Street	S	The Little Cheese Shop	Cheese Shop	A.1		1.50		1.50	13.8			13.8
					Totals	129.8	204.9	83.4	29.3	1114.5	264.8	86.8	272.4

Chipping Sodbury Town Centre – South Side

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
			Rounceval House Hotel	Hotel	C.1								
66	Rounceval St		Il Gusto (Rounceval House Hotel)	Restaurant	A.3								
68	Rounceval St		Nettl	Design	B.1								
70	Rounceval St		Farringtons	Property sales / lettings	A.2								
2	High Street	S	The Horseshoe	Public House	A.4		8.00						
4	High Street	S	Clutton Cox	Solicitors	B.1		25.40						
6	High Street	S	Clutton Cox	Solicitors	B.1		10.30						
8	High Street	S	Pottery Roscrea	Residential/Craft Studio *	C.3		12.70						
10	High Street	S	Residential	Residential	C.3		11.50						
12	High Street	S	Residential	Residential	C.3		5.00						
14	High Street	S	Bluebird Care	Social Care	A.2		5.60						
16	High Street	S	Residential	Residential	C.3		5.60						
18	High Street	S	Residential	Residential	C.3		5.50						
20	High Street	S	VACANT	Vacant (Was gift shop)	Vac (A.1)		13.50					42.8	
22	High Street	S	Residential	Residential	C.3		7.70						
r/o 24	High Street	S	Roberts & Co	Chartered Accountants	A.2		4.10						
24	High Street	S	Network	Home Care	B.1		9.90						
26	High Street	S	Sodbury TC / Luke Hall MP	Office	B.1		10.60						
28	High Street	S	Residential	Residential	C.3		5.10						
	High Street	S	Police	Police Station	S.G		23.30						
	High Street	S	South Glos. Council	Library	D.1		9.80						
	High Street	S	Old Grammar School	Community Centre	D.1		1.30						
	High Street	S	Baptist Church	Church	D.1		9.00						
40	High Street	P	VACANT	Vacant (Was bank)	Vac (A.2)	10.20							
42	High Street	P	Future Brides	Bridal Shop	A.1	4.60		4.60		40.0			
44	High Street	P	Artingstalls	Butchers	A.1	15.30		15.30		33.2			33.2
46	High Street	P	Residential	Residential	C.3	8.10							
48	High Street	P	Sassy and Boo	Ladies fashion boutique	A.1	5.40		5.40		54.0			
50	High Street	P	Spar	Grocery	A.1	5.40		5.40		81.1			81.1
52	High Street	P	Milburys	Estate Agent	A.2	3.70							
	Hounds Road		Chauffeur Hire	Coach Hire	A.1					20.5	20.5		
	Hounds Road		Bob's	Gents Hairdresser	A.1					7.5	7.5		
	Hounds Road		Smart Fabrications	Upholstery repairs	A.1					24.6	24.6		

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
54	Broad Street	P	Card Boutique	Card Shop	A.1	4.80		4.80		48.0			
56	Broad Street	P	R A Leslie	Accountants	A.2	5.20							
58	Broad Street	P	MPRC	Phone Repairs	A.1	8.60		8.60					
60	Broad Street	P	Veals Fish and Field	Country Sports	A.1	5.30		5.30		24.5			
62	Broad Street	P	Ians	Greengrocers	A.1	5.10		5.10		28.7			28.7
64	Broad Street	P	DAUD	Beauty Studio	S.G	4.10							
66-68	Broad Street	P	Residential	Residential	C.3	1.50							
70	Broad Street	P	Sodbury Jewellers	Jewellers	A.1	4.80		4.80		13.6			
72	Broad Street	P	Beaufort Hunt	Public House	A.4	15.20							
74	Broad Street	P	The Coffee Bean	Bakers/café	A.3	4.50		4.50					
76a	Broad Street	P	Office Entrance	Office Entrance	B.1	1.30							
76	Broad Street	P	McColls	Newsagents	A.1	6.30		6.30		43.9			43.9
78	Broad Street	P	The Coventry	Building Society	A.2	8.40							
78a	Broad Street	P	Office Entrance	Office Entrance	B.1	2.80							
80	Broad Street	P	Royal Oak	Public House	A.4	14.40							
80a	Broad Street	P	Office Entrance	Office Entrance	B.1	2.00							
82	Broad Street	P	St Peters Hospice	Charity Shop	A.1	6.20		6.20		69.8			
84	Broad Street	P	Lucy Butler	Florist	A.1	5.40		5.40		11.7			11.7
86	Broad Street	P	St. James's Place	IFA	A.2	5.80							
					Total	164.4	183.9	81.7	0.0	501.1	52.6	42.8	198.6

Chipping Sodbury Town Centre – East Side

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
					Prim	Sec	Prim	Sec				
1	Horse Street	P	Siam Thai	Restaurant	A.3	6.20						
3	Horse Street	P	Residential	Residential	C.3	4.90						
5	Horse Street	P	Shabby Chic	Household Interior goods	A.1	8.40	8.40		37.4			
1	Beaufort Mews	P	Not Too Shabby	Fashion Accessories	A.1	4.00	4.00		43.9			
2	Beaufort Mews	P	Total Look	Hairdresser	A.1	2.10	2.10		18.9	18.9		
3	Beaufort Mews	S	Oppulance	Beauty Salon	A.1		11.90	11.9	78.0	78.0		
4	Beaufort Mews	S	Art Shop	Art shop	A.1		9.00	9.00			24.0	
5	Beaufort Mews	S	Dolman's Accountants	Financial Services	A.2		3.10					
6	Beaufort Mews	S	E J Gauntlett	Chiropodist	D.1		8.50					
7	Beaufort Mews	S	Aspire	Fitness Studio	D.2		8.20					
9	Horse Street	P	Roberto's	Restaurant	A.3	4.40						
11	Horse Street	S	The Portcullis	Public House	A.4		14.20					
13-19	Horse Street	S	Residential	Residential	C.3		19.30					
21	Horse Street	S	Whitaker and Co	Accountants	A.2		6.20					
21a	Horse Street	S	YHL Group	Publishing / Design	A.2		3.80		30.4	30.4		
23	Horse Street	S	Residential	Residential	C.3		5.20				29.7	
25	Horse Street	S	Break	Charity Shop	A.1		5.20	5.20	92.8			
25a	Horse Street	S	Residential	Residential	C.3		3.60					
27	Horse Street	S	The Health Shop	Healthfoods	A.1		6.50	6.50	19.4			19.4
r/o 27	Horse Street	S	Car Components	Car Accessories	A.1							
29	Horse Street	S	Megna	Thai Restaurant	A.3		18.30					
Total					30.0	123.0	14.5	32.6	320.8	127.3	53.7	19.4

Chipping Sodbury Town Centre – West Side

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
6	Horse Street	S	Residential	Residential	C.3		9.10						
8	Horse Street	S	JMI Bathroom and Kitchen Centre	Bathroom/Kitchens Fittings	A.1		16.70		16.70	153.0			
8a	Horse Street	S	Residential	Residential	C.3		4.20						
10	Horse Street	S	Residential	Residential	C.3		3.10						
12	Horse Street	S	Residential	Residential	C.3		7.80						
14	Horse Street	S	D + D	Shoe Repairs	A.1		4.10		4.10	8.6	8.6		
16	Horse Street	S	TAT-2-U	Tattoo shop	S.G		5.00						
16b	Horse Street	S	E-repairs	Computer Services	A1/A2		4.30			4.9			
18	Horse Street	S	Anita Cut	Hairdressers	A.1		4.70		4.70	8.5	8.5		
22-24	Horse Street	S	Residential	Residential	C.3		10.50						
					Total	0.0	69.5	0.0	25.5	175.0	17.1	0.0	0.0
					Overall Total	324.2	581.3	179.6	87.4	2111.4	461.8	183.3	490.4

Downend Town Centre – East Side

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
20	Badminton Rd	S	Lloyds TSB	Bank	A.2		13.0						
18a	Badminton Rd	S	Mortgage Advice Bureau	Mortgage Advice	A.2		9.0						
18	Badminton Rd	S	HSBC	Bank	A.2		7.5						
18	Badminton Rd	S	Yorkshire Building Soc.	Building Society	A.2		6.0						
16	Badminton Rd	S	Motaparts	Car Accessories	A.1		6.0		6.0	66.9			
16	Badminton Rd	S	The Beehive	Café	A.3		3.0						
14	Badminton Rd	S	The Beehive	Café	A.3		3.0						
12	Badminton Rd	S	Andrews	Estate Agents	A.2		6.0						
10	Badminton Rd	S	Besley Hill	Estate Agents	A.2		5.5						
8	Badminton Rd	S	Aisle of Style	Hairdressers	A.1		4.5		4.5	30.0	30.0		
8	Badminton Rd	S	Jameson Funeral Services	Funeral Director	A.1		4.5		4.5	48.0	48.0		
6	Badminton Rd	S	Intire	Estate Agents	A.2		8.0						
2-4	Badminton Rd	S	Sainsbury's	Supermarket	A.1		16.0		16.0	371.6			371.6
	Downend Rd	S	Perfect Presents	Gift Shop	A.1		8.0		8.0	17.9	17.9		
	Downend Rd	S	The Horseshoe	Public House	A.4		33.0						
126	North Street	S	Nail & Beauty *	Beauty Salon	A.1		17.0		17.0	73.0	73.0		
124a	North Street	S	Residential	Residential	C.3		5.0						
124	North Street	S	Piece of Cake	Restaurant	A.3		9.4						
122a	North Street	S	Masters Barber Shop	Hairdressers	A.1		5.0		5.0	17.8	17.8		
77	North Street	S	Michael Nicholas	Estate Agents	A.2		4.0						
77	North Street	S	Lewis Electrical	Electricians	A.2		4.0						
77	North Street	S	Cherish Able Care **	Home Care	B.1		5.5						
9 - 25	Downend Rd		Residential	Residential	C.3								
27	Downend Rd		Danny's Barber Shop	Hairdresser	A.1					18.0	18.0		
					Total	0.0	182.9	0.0	61.0	643.2	204.7	0.0	371.6

Downend Town Centre – West Side

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con-venience
						Prim	Sec	Prim	Sec				
35	Badminton Rd		Residential	Residential	C.3								
33	Badminton Rd	P	Taylors	Estate Agents	A.2	6.6							
31a	Badminton Rd	P	Coco	Hairdresser	A.1	3.1		3.1		46.9	46.9		
31	Badminton Rd	P	Brownes	Café	A.3	4.2							
29	Badminton Rd	P	Crystal	Dry Cleaning	A.1	5.5		5.5		49.5	49.5		
27a	Badminton Rd	P	Good Fry Days	Fish and Chips	A.5	5.3							
27	Badminton Rd	P	Rajasthan Royal	Indian Restaurant	A.3	6.1							
25	Badminton Rd	P	Downend Tax Savers	Financial Consultants	A.2	6.1							
23	Badminton Rd	P	Adrian Dobinson	Opticians	A.1	6.0		6.0		70.0	70.0		
21	Badminton Rd	P	Italb	Restaurant	A.3	5.7							
17	Badminton Rd	P	Fabric Plus	Fabric Shop	A.1	11.7		11.7		73.0			
11b	Badminton Rd	P	Downend Cards & Gifts	Card/Gift Shop	A.1	5.4		5.4		26.9			
11a	Badminton Rd	P	Ocean	Estate Agents	A.2	12.6							
9	Badminton Rd	P	Freshly Ground	Café	A.3	6.3							
7	Badminton Rd	P	Well Pharmacy	Chemist	A.1	6.2		6.2		42.9	42.9		
5	Badminton Rd	P	Tamarind	Indian Restaurant	A.3	11.1							
3	Badminton Rd	P	St. Peters Hospice	Charity Shop	A.1	6.9		6.9		71.3			
1	Badminton Rd	P	Hazel Holly	Florist	A.1	6.1		6.1		29.6			
2	Downend Rd	P	Melanie's Kitchen	Delicatessen	A.1	7.3		7.3		48.1			48.1
4	Downend Rd	P	Martins	Newsagents/PO	A.1	7.4		7.4		69.1			69.1
6	Downend Rd	P	Young People vs Cancer	Charity Shop	A.1	6.8		6.8		165.4			
6a	Downend Rd	P	Kustom Floors & Furniture	Furniture and flooring	A.1	13.2		13.2		225.8			
	Willow Centre		Co-op	Supermarket	A.1					1,440.0			1,440.0
6	Willow Centre	P	Cycle Route	Cycle Shop	A.1	18.7		18.7		153.0			
5	Willow Centre	P	Ladbrokes	Betting Office	A.2	6.1							
4	Willow Centre	P	Bride and Home	Bridal Shop	A.1	6.1		6.1		59.6			
3	Willow Centre	P	F. Norville Ltd	Opticians	A.1	6.1		6.1		34.7	34.7		
2	Willow Centre	P	TUI	Travel Agents	A.1	6.1		6.1		39.8	39.8		
1	Willow Centre	P	Craig Anthony's	Hairdresser	A.1	6.5		6.5		77.1	77.1		
22-30	Downend Rd		British Telecom	Telephone Exchange	S.G.								
32	Downend Rd		Love is in the Hair	Hairdresser	A.1					45.0	45.0		
32a	Downend Rd		Office entrance	Education centre	B.1								
34	Downend Rd		Top Groom	Dog Grooming	A.1					12.5	12.5		
36	Downend Rd		Tikka Raaz	Indian Restaurant	A.3								
38	Downend Rd		VACANT	Vacant (Was photography- A1)	Vac (A.1)							25.0	
38uf	Downend Rd		SG Unison	Trade Union Offices	B.1								
40	Downend Rd		The Best Connection	Employment Agency	A.2								
					Total	199.2	0.0	129.1	0.0	2,780.2	418.4	25.0	1,557.2
					Overall Total	199.2	0.0	129.1	0.0	2,780.2	418.4	25.0	1,557.2

Emersons Green (Town Centre)

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con-venience
						Prim	Sec	Prim	Sec				
		P	Sainsbury *	Supermarket	A.1	95.0		95.0		6,399.0			6,399.0
	Unit 1	P	Boots	Chemist	A.1	30.0		30.0		1,093.0	1,093.0		
	Unit 2	P	Iceland	Frozen Foods Shop	A.1	18.0		18.0		580.0			580.0
	Unit 3	P	Lidl	Supermarket	A.1	24.8		24.8		743.0			743.0
			Subway	Sandwich pod	A.3								
			The Mill House	Pub	A.3								
			Bottegino's	Restaurant	A.3								
	Unit SU 1	S	VACANT	Vacant	Vac (A.2)		9.3						
	Unit SU 2	S	Connells	Estate Agent	A.2		9.3						
	Unit SU 3	S	Keratin	Hair and Beauty	A.1		10.0	10.0		89.0	89.0		
	Unit SU 4	S	Halifax	Estate Agent	A.2		11.0						
	Unit SU 5	P	Domino's	Pizza Takeaway	A.5	12.5							
	Unit SU 6	P	Ladbrookes	Bookmaker	A.2	12.5							
	Unit SU 7	P	VACANT	Vacant (Was Barclays Bank)	Vac (A.2)	22.3							
	Unit SU 8a	P	Costa Coffee	Coffee Shop	A.3	8.0							
	Unit SU 8b	P	Classic Carpets Ltd	Carpets and Flooring	A.1	5.0		5.0		72.0			
	Unit 7	P	SportsDirect.com	Sports equipment	A.1	44.0		44.0		372.0			
	Unit 6	P	Peacocks	Clothes	A.1	21.5		21.5		743.0			
	Unit 5	P	Pets at Home/Poundland	Pet Shop/General Shop	A.1	22.5		22.5		743.0			
	Unit 4	P	Argos	Catalogue Store	A.1	24.5		24.5		558.0			
106	Emerson Way	S	Sue Ryder	Charity shop	A.1		8.5		8.5	76.8			
108	Emerson Way	S	Parks Hairdressers	Hairdresser	A.1		8.0		8.0	74.5	74.5		
110	Emerson Way	S	E/Green Dental Sgy	Dentist	D.1		8.2						
112	Emerson Way	S	VACANT	Vacant (was Avenue Café)	Vac (A.3)		8.2						
114/116	Emerson Way	S	E/Green Vet Surgery	Vets	D.1		16.0						
118	Emerson Way	S	Let's Move UK	Estate Agent	A.2		19.0						
					Totals	340.6	107.4	295.3	16.5	11,543.3	1,256.5	0.0	7,722.0

Filton Town Centre

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
					Prim	Sec	Prim	Sec				
	Shield Centre		Bristol Concorde	Restaurant	A.3							
	Shield Centre		Premier Inn	Hotel	C.1							
1 - 3	Shield Centre	P	Snow and Rock	Outdoor Clothing	A.1	32.5		32.5	746.0			
4	Shield Centre	S	Connells	Estate Agent	A.2		9.8					
	Shield Centre	S	Filton Library	Library	D.1		12.8					
5	Shield Centre	P	Gloden	Solarium	S.G	11.8						
6	Shield Centre	P	Farm Foods	Frozen foods	A.1	13.7		13.7	378.0			378.0
8	Shield Centre	P	Dreams	Beds	A.1	14.8		14.8	406.5			
9	Shield Centre	P	Bathstore	Bathroom shop	A.1	8.9		8.9	222.9			
7	Shield Centre		KFC	Restaurant	A.3							
10	Shield Centre		Frith Rugs	Rugs	A.1				220.0			
Unit A	Shield Centre		Home Bargains	Home goods and toys	A.1				926.0			
Unit B	Shield Centre		Rozmaryn Polish Deli	Delicatessen	A.1				555.0			555.0
122a	Gloucester Rd	P	Subway	Café	A.3	6.0						
122	Gloucester Rd	P	Vets 4 Pets	Veterinary Surgery	D.1	12.0						
124	Gloucester Rd	P	Vegan Café	Café	A.3	5.0		5.0				
126-28	Gloucester Rd	P	The Reptile Zone	Pet Shop	A.1	9.0		9.0	62.7			
130	Gloucester Rd	P	VACANT	Vacant (Was solicitors)	Vac (A.2)	4.2						
132	Gloucester Rd	P	VACANT	Vacant (was sandwich bar)	Vac (A.1)	4.8					41.8	
134	Gloucester Rd	P	VACANT	Vacant Kitchen/Bathroom shop	Vac (A.1)	4.5					41.8	
136	Gloucester Rd	P	Marcos Barber Shop	Hairdresser	A.1	2.2		2.2	41.8	41.8		
138	Gloucester Rd	P	Indian Restaurant	Restaurant	A.3	2.3						
144	Gloucester Rd	S	Vaping Station	Vape supplies	A.1		4.3	4.3	75.0			
146	Gloucester Rd	S	Golden Oriental	Takeaway	A.5		5.0					
148	Gloucester Rd	S	St Peter's Hospice	Charity Shop	A.1		4.9	4.9	34.8			
150	Gloucester Rd	S	Panahar	Indian Restaurant	A.3		9.6					
152	Gloucester Rd	S	Pizza Bello	Takeaway	A.5		4.5					
154	Gloucester Rd	S	Coral	Bookmakers	A.2		5.0					
156	Gloucester Rd	S	Dolphin Fish Bar	Takeaway	A.5		4.7					
4	Church Road	F	Nat West	Bank	A.2							
	Church Road	F	VACANT	Vacant (Was B1 office)	Vac (B.1)							
8	Church View	P	Bristol Blinds	Blinds	A.1	4.8		4.8	37.2			
7	Church View	P	Chiropody/Podiatry Surgery	Clinic	D.1	4.8						
6	Church View	P	Chopps	Hair and Beauty Salon	A.1	5.0		5.0	27.9	27.9		
5	Church View	P	Specsavers	Optician	A.1	4.9		4.9	25.0	25.0		
4	Church View	P	Gales Farm Meats	Butcher	A.1	4.8		4.8	23.2			23.2

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
3	Church View	P	Post Office <i>(now one shop within The Sun)</i>	Post Office	A.1	5.0		5.0		27.8			27.9
2	Church View	P	The Sun	Newsagents	A.1	5.0		5.0		27.8			27.9
1	Church View	P	Downs	Bakers	A.1	5.0		5.0		27.9			27.9
					Totals	171.0	60.6	120.6	9.2	3,865.5	94.7	83.6	1,039.8

Hanham Town Centre – North Side

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
15	High Street		VACANT	Vacant (was Motor Cycle & Spares)	Vac (A.1)							29.3	
17-29	High Street		Residential	Residential	C.3								
33-39	High Street	P	Co-operative	Supermarket	A.1	37.3		37.3		200.1			200.1
41-43	High Street	P	Lloyds TSB	Bank	A.2	13.0							
45	High Street	P	Matts Place	Barbers	A.1	5.3		5.3		80.6	80.6		
47	High Street	P	The Italian Kitchen	Restaurant	A.3	5.0							
49	High Street	P	Every Step Financial	Financial Services	A.2	6.2							
51	High Street	P	S H Family Law	Solicitors	A.2	6.0							
51a	High Street	P	Seymour	Letting Agents	A.2	5.0							
51c	High Street	P	Electrical Gift Shop	Gift Shop	A.1	5.0		5.0		0.0			
51b	High Street	P	Residential	Residential	C.3	11.0							
	High Street	P	Jolly Sailor	Public House	A.4	17.5							
53	High Street	P	Style Creation	Solarium	A.1	7.0		7.0		57.6	57.6		
55	High Street	P	Residential	Residential	C.3	11.0							
57	High Street	P	Ninos	Hairdressers	A.1	5.5		5.5		14.4	14.4		
59	High Street	P	Pzazz	Card shop	A.1	6.0		6.0		12.5			
61	High Street	P	Curry Night	Takeaway	A.5	7.0							
61a	High Street	P	Sticky Fingers Bakehaus	Bakers	A.1	5.0		5.0		37.2			37.2
61b	High Street	P	Glam Squad	Beauticians	S.G	5.0							
61b/uf	High Street	P	Cutting Lounge	Hairdressers	A.1					45.2	45.2		
63	High Street	P	Four Eyes (closing down)	Opticians	A.1	6.0		6.0		33.5	33.5		
65a	High Street	P	Fleur-tations	Florist	A.1	5.0		5.0		23.3			23.3
65	High Street	P	Hanham Nails	Beauty	A.1	5.0		5.0		34.9	34.9		
67	High Street	P	Joseph Hannah	Hairdressers	A.1	4.5		4.5		32.4	32.4		
69	High Street	P	No name	Clothes / Embroiderers	A.1	4.5		4.5		62.2			
71	High Street	P	Alderwick	Funeral Directors	A.1	4.5		4.5		42.3	42.3		
73	High Street	P	Zest	Restaurant	A.3	5.0							
75	High Street	P	Zest	Restaurant	A.3	5.0							
77	High Street	P	Vibe Properties	Estate Agents	A.2	7.0							
81-85	High Street	S	Residential	Residential	C.3		14.0						
87	High Street	S	Flower and Co	Accountants	B.1		4.0						
89	High Street	S	Residential	Residential	C.3		4.0						
91-97	High Street	S	Residential	Residential	C.3		9.5						
99	High Street	S	Residential	Residential	C.3		5.0						
101	High Street	S	Residential	Residential	C.3		4.7						
103	High Street		Mace	Post Office/Shop	A.1					17.7			17.7

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
105-9	High Street		Residential	Residential	C.3								
111	High Street		Ian S.E. Wiltshire	Surveyor / Accountant	A.2								
111/uf	High Street		Legally Secure	Legal Services	A.2								
113-21	High Street		Residential	Residential	C.3								
123-25	High Street		Shaunak	Chemists	A.1					90.9			90.9
127	High Street		VACANT	VACANT (was Natwest Bank)	Vac (A.2)								
129-35	High Street		Lidl	Supermarket	A.1					750.0			750.0
137	High Street		PLH Tools	Power Tool Supplies	A.1					17.3			
					Totals	204.3	41.2	100.6	0.0	1552.1	340.9	29.3	1119.2

Hanham Town Centre – South Side

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
1	Maypole Sq	F	Residential	Residential	C.3								
26a	High Street	S	The Maypole	Public House	A.4		17.5						
28	High Street	S	Chilli Inn	Indian Restaurant	A.3		6.5						
30-38	High Street	S	Residential	Residential	C.3		24.0						
40	High Street	S	Residential	Residential	C.3		4.0						
42	High Street	S	Bristol Chiropractic Clinic	Chiropractor	D.1		4.0						
46	High Street	P	Hanham Flooring	Flooring	A.1	9.6		9.6		47.9			
48	High Street	P	VACANT	Vac (was B1 Kenneth & Edwards Surveyor)	Vac (B.1)	5.5							
50	High Street	P	Bristol Haze Vape Centre	Vape shop	A.1	5.0		5.0		28.1			
52	High Street	P	M. Kelly & Co	Solicitors	A.2	5.0							
54	High Street	P	D.W.Smith & Co	Estate Agents	A.2	4.0							
54a	High Street	P	Hair & Beauty	Hair and Beauty	A.1	4.0		4.0		40.9	40.9		
54b	High Street	P	St Peter's Hospice	Charity Shop	A.1	4.0		4.0		31.5			
56	High Street	P	Parsons Bakery	Bakery	A.1	5.5		5.5		39.0			39.0
58	High Street	P	Art I me	Art Shop	A.1	5.2				0.0			
60	High Street	P	Chris Skidmore MP	Walk-in Surgery	A.2	5.5							
62	High Street	P	Mama Bear's Day Nursery	Day Nursery - office entrance	B.1	1.8							
62	High Street	P	John Wood's Cycles	Cycles	A.1	7.0		7.0		49.4			
62	High Street	P	Coral	Betting Shop	A.2	8.5							
62a	High Street	P	Residential (entrance)	Residential	C.3	2.0							
62a	High Street	P	Moorfield	Estate Agents	A.2	5.0							
64	High Street	P	Flawless	Beauty Salon	A.1	4.2		4.2		38.9	38.9		
64	High Street	P	Residential (entrance)	Residential	C.3	1.2							
66	High Street	P	Sassy	Hairdressers	A.1	4.0		4.0		48.0	48.0		
68	High Street	P	High St Dental Practice	Dental Surgery	D.1	5.5							
70	High Street	P	Eatalia	Restaurant	A.3	5.0							
72	High Street	P	Hanham Florist	Florist	A.1	5.0		5.0		19.5			19.5
74	High Street	P	Balloon Fever	Party shop	A.1	5.5		5.5		50.3			
76	High Street	P	Butlers Property	Letting Agency	A.2	5.5							
78	High Street	P	Charcoal Grill	Burger Bar	A3/A5	5.0							
80	High Street	P	Six Sites Cricket	Cricket Shop	A.1	5.0		5.0		0.0			
80a	High Street	P	Office entrance	Office entrance	B.1	1.6							
82-86	High Street	P	AS Golding	Hardware / Crafts	A.1	14.0		14.0		129.1			
88	High Street	S	VACANT	Vacant Bank	Vac (A.2)		12.5						

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
90	High Street	S	MPK Lofts	Housing Services	A.2		5.0						
92-94	High Street	S	Residential	Residential	C.3		8.0						
96-98	High Street	S	Residential	Residential	C.3		8.0						
100-14	High Street	S	Residential	Residential	C.3		47.0						
	High Street		Hanham Folk Centre	Community Centre	D.1								
	High Street		Hanham Youth Centre	Youth Centre	D.1								
	High Street		Hanham Library	Library	D.1								
128-30	High Street		Baker Street	Nursery School	D.1								
132	High Street		Residential	Residential	C.3								
134	High Street		Tollgate Hire	Car/Van Hire	S.G								
136	High Street		The Sandwich Shop	Snack shop	A.1					29.7			29.7
138	High Street		Mad House	Tattoo and Piercing	S.G								
140	High Street		Mode	Hairdressers	A.1					65.8	65.8		
					Totals	139.1	136.5	72.8	0.0	618.1	193.6	0.0	88.2
					Overall Totals	139.1	136.5	72.8	0.0	618.1	193.6	0.0	88.2

Kingswood Town Centre – North Side

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
					Prim	Sec	Prim	Sec				
377-9	Two Mile Hill Road	S	Hunters	Estate Agents	A.2	19.7						
377-9	Two Mile Hill	S	Batchelor Sharp (U/F)	Solicitors	A.2							
381	Two Mile Hill Road	S	Bachelor Sharp	Solicitors	A.2	4.5						
383	Two Mile Hill Road	S	M Ledbury & Companies	Solicitors	A.2	5.0						
385	Two Mile Hill Road	S	Hunters	Estate Agents	A.2	5.5						
387	Two Mile Hill Road	S	Salvation Army	Charity Shop	A.1	4.0		4.0	69.8			
389	Two Mile Hill Road	S	VACANT	VACANT	Vac (A.1)	3.0					37.4	
391	Two Mile Hill Road	S	VACANT	VACANT	Vac (A.1)	5.3					15.2	
393	Two Mile Hill Road	S	Cutz & Fadez	Hairdresser	A.1	3.2		3.2	16.0	16.0		
1	Regent St	P	Connell's	Estate Agents	A.2	9.5						
1a	Regent St	P	Cutz and Fadez	Barbers	A.1	5.5		5.5	83.6	83.6		
1b, 3	Regent St	P	J.A. Zahringer	Jewellers	A.1	9.5		9.5	62.5			
5	Regent St	P	St. Peters Hospice	Charity Shop	A.1	5.0		5.0	29.4			
7	Regent St	P	Norton Tax Shop	Financial services	A.2	5.0						
9	Regent St	P	The Jewellery Market	Jewellery shop	A.1	5.0		5.0	37.6			37.6
11	Regent St	P	VACANT	VACANT	Vac (A.1)	5.0					67.5	
13	Regent St	P	Chefoo	Takeaway	A.3	5.0						
15	Regent St	P	Decadence	Hairdressers	A.1	4.5		4.5	54.5	54.5		
17	Regent St	P	Craft Design	Arts & Crafts	A.1	5.0		5.0	65.5			
19	Regent St	P	Peri Peri Grill	Takeaway	A.5	4.5						
21	Regent St	P	Brunel Care	Care & Support Services	B.1	5.0						
23	Regent St	P	Havana	Tanning Shop	S.G	5.0		5.0				
25	Regent St	P	Centre of Attention	Beauty Salon	S.G	5.0		5.0				
27	Regent St	P	Nationwide	Building Society	A.2	4.5						
29	Regent St	P	British Heart F'ndation	Charity Shop	A.1	5.5		5.5	62.3			
31	Regent St	P	Sunny Nails	Beauty Salon	A.1	5.0		5.0	35.2	35.2		
33	Regent St	P	VACANT	VACANT	Vac (A.2)	5.0						
1a	Downend Rd		Kestrel Galleries	Art Materials	A.1				27.2			
2	Downend Rd		VACANT	VACANT	Vac (A.1)						251.0	

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
					Prim	Sec	Prim	Sec				
2a	Downend Rd	F	Daniel Woodman & Co	Solicitors	A.2							
37-39	Regent St	P	Shaws	Drapers	A.1	8.0		8.0	76.5			
41-43	Regent St	P	Iceland	Frozen Food	A.1	13.0		13.0	418.0			418.0
1	Kingsw'd SC	P	Greggs	Bakers	A.1	5.5		5.5	71.0			71.0
2a	Kingsw'd SC	P	Card Factory	Cards and Gifts	A.1	5.5		5.5	77.0			
2b	Kingsw'd SC	P	YMCA	YMCA	D.1	5.5						
3-4	Kingsw'd SC	P	New Look	Clothes (women's)	A.1	11.0		11.0	164.3			
5	Kingsw'd SC	P	Billing Pharmacy	Chemist	A.1	28.0		28.0	170.5			170.5
5b	Kingsw'd SC	P	Parsons	Bakery	A.1	5.5		5.5	54.2			54.2
6	Kingsw'd SC	P	Car Phone Warehouse	Mobile Phones	A.1	5.5		5.5	47.4			
7	Kingsw'd SC	P	Simpson	Solicitors	A.2	5.5						
8-9	Kingsw'd SC	P	P V Turners	Greengrocers	A.1	11.0		11.0	75.1			75.1
10-11	Kingsw'd SC	P	Boots	General Retail/Chemist	A.1	31.0		31.0	557.4			557.4
12	Kingsw'd SC	P	Wilkinson	General Store	A.1	51.0		51.0	1500.0			1500.0
13	Kingsw'd SC	P	Sainsbury's	Supermarket	A.1	50.5		50.5	1765.0			1765.0
14	Kingsw'd SC	P	Holland & Barrett	Health Shop	A.1	10.0		10.0	89.1			89.1
15	Kingsw'd SC	P	Halifax/RBS	Bank	A.2	5.0						
16	Kingsw'd SC	P	W.H. Smith + Post Office	Stationery / Retail	A.1	16.5		16.5	334.5			
17	Kingsw'd SC	P	Just Beauty	Clothes and Beauty Products	A.1	11.0		11.0	39.9			
18	Kingsw'd SC	P	Costa	Coffee shop	A.3	11.5						
19	Kingsw'd SC	P	Vision Express	Opticians	A.1	5.5		5.5	33.1	33.1		
20	Kingsw'd SC	P	Specsavers	Opticians	A.1	5.5		5.5	54.0	54.0		
21	Kingsw'd SC	P	Specsavers	Opticians	A.1	5.5		5.5	60.0	60.0		
21b	Kingsw'd SC	P	First Choice/Thomson	Travel Agent	A.1	5.5		5.5	60.0	60.0		
22a	Kingsw'd SC	P	Timpson	Shoe Repairs	A.1	3.0		3.0	5.8			5.8
22b	Kingsw'd SC	P	Timpson	Shoe Repairs	A.1	3.0		3.0	5.8	5.8		
22	Kingsw'd SC	P	Quest	Women's Clothes	A.1	5.5		5.5	38.0			
23	Kingsw'd SC	P	Santander	Building Society	A.2	12.5						
	Kingsw'd SC		Boswells	Café	A.3							
63-67	Regent St	P	Chasers	Public House/Nightclub	A.4	12.0						
69	Regent St	P	World of Cards & News	Cards/Newsagent	A.1	7.0		7.0	77.8			77.8
71-73	Regent St	P	Festival Games	Amusement Arcade	S.G	7.5						
75	Regent St	P	Diamond Kebabs	Hot Food Takeaway	A.5	5.0						
77	Regent St	P	Pizza Primo	Hot Food Takeaway	A.5	4.5						
79-81	Regent St	P	HSBC	Bank	A.2	8.5						
85	Regent St	P	Age UK	Charity Shop	A.1	6.0		6.0	44.9			
87	Regent St	P	MJs	Live Music Venue	A.4	5.0						
89	Regent St	P	Fuzchias	Hairdresser	A.1	5.0		5.0	28.2	28.2		
91	Regent St	P	Antico	Restaurant	A.3	6.5						

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
					Prim	Sec	Prim	Sec				
93	Regent St	P	Kingswood Food & Wine	Convenience store	A.1	5.0		5.0	37.9			37.9
95	Regent St	P	VACANT	VACANT	Vac (A.1)	5.0					37.4	
95a	Regent St	P	Lyons Rounsfell	Solicitors' Entrance	B.1	1.4						
97	Regent St	P	St Peters Hospice	Charity Shop	A.1	6.5		6.5	64.8			
97a	Regent St	P	Whitfield Tabernacle	Church (Masters church entrance)	D.1	5.0						
99	Regent St	P	Reflections	Hairdressers	A.1	6.5		6.5	77.4	77.4		
101	Regent St	P	Rainbow	Bakery	A.1	5.0		5.0	15.8			15.8
103a	Regent St	P	RIDDLR Escape Rooms	Escape Room	D.2	1.4						
103	Regent St	P	William Hill	Bookmakers	A.2	7.5						
105	Regent St	P	Kingswood Kards	News/Tobacconist	A.1	5.0		5.0	59.9			59.9
107-9	Regent St	P	CM ³	Card/Discount store	A.1	7.6		7.6	174.8			174.8
107-9	Regent St	P	Tan Fast (Entrance)	Suntan Centre	S.G	1.4		1.4				
111	Regent St	P	Barcan + Kirby	Solicitors	A.2	5.0						
111-17	Regent St	P	Sue Ryder	Charity Shop	A.1	13.2		13.2	237.4			
119	Regent St	P	MPRC Mobile Repair	Mobile repair shop	A.1	5.5		5.5	44.0			
121	Regent St	P	The Lyons Den	Microbrewery	A.4	6.0			74.5			
123	Regent St	P	Cut & Run	Hairdresser	A.1	6.0		6.0	10.4	10.4		
1-7	High Street	S	VACANT	VACANT	Vac (A.1)		18.0				275.3	
9	High Street	S	VACANT	VACANT	Vac (A.1)		5.3				55.0	
9a	High Street	S	VACANT	VACANT	Vac (C.3)		1.1					
11	High Street	S	VACANT	VACANT	Vac (C.3)		1.5					
13	High Street	S	VACANT	VACANT	Vac (A.1)		4.8				18.9	
15	High Street	S	The Kings Centre	Office	B.1		8.0					
21-23	High Street	S	Harper Victoria	Beauty Clinic	S.G		12.5					
25	High Street	S	Do My Nails	Nail Salon	A.1		5.0	5.0	23.8	23.8		
27	High Street	S	Kings Tandoori	Restaurant	A.3		4.5					
29	High Street	S	Caring Comes 1st	Care & Support Services	A.2		6.0					
	High Street	S	Residential Entrance	Residential Entrance	C.3		3.0					
31	High Street	S	Oak Estates	Office - Property	A.2		5.8					
	High Street	S	Driveway	Driveway	-		5.4					
	High Street	S	Residential Entrance	Residential Entrance	C.3		2.4					
33	High Street	S	The Crystal	Dentist	D.1		5.8					
37	High Street	S	Residential	Residential	C.3		4.5					
39	High Street	S	Mucky Paws Dog Walking Service		S.G		6.0					
41	High Street	S	Raymarsh Ford UK	Chartered Accountants	A.2		6.5					
43	High Street	S	Residential	Residential	C.3		7.0					

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspac e (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
45	High Street	S	Adam Lee	Hair & Beauty Salon	A.1		5.0		5.0	41.8	41.8		
47	High Street	S	Meeting Place	Community	D.1		4.5						
49	High Street	S	Roy Peddy	Funeral Directors	A.2		3.0						
					Total	595.0	175.8	431.2	17.2	7253.6	583.8	757.7	5109.9

Kingswood Town Centre – South Side

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
					Prim	Sec	Prim	Sec				
382-6	Two Mile Hill Rd	S	Job Centre	Job Centre	A.2	25.0						
2-6	Regent Street	S	K-Wood Autopart	Motor Accessories	A.1	17.5		17.5	223.0			
8	Regent Street	P	CJ Hole	Letting Agents	A.2	5.0						
10	Regent Street	P	Dominos Pizza	Takeaway	A.5	5.1						
12	Regent Street	P	VACANT	VACANT	Vac (A.1)	5.2					34.9	
14-16	Regent Street	P	VACANT	VACANT	Vac (A.1)	10.1					100.0	
18	Regent Street	P	Good Timez	Fancy Goods/T-Shirt Printing	A.1	4.9	4.9		62.7			
20	Regent Street	P	Smart Phones	Mobile Phones	A.1	4.9	4.9		42.8			
22(ent)	Regent Street	P	Residential	Residential	C.3	1.3						
22	Regent Street	P	Convert 2 Cash	Used Goods	A.1	3.4	3.4		35.4			
24	Regent Street	P	Fone Revive	Phone Shop	A.1	5.6	5.6					
26-30	Regent Street	P	VACANT	VACANT	Vac (A.1)	19.8					487.7	
34	Regent Street	P	La Passione	Italian Restaurant	A.4	9.1						
36	Regent Street	P	Casino Slots	Amusement Centre	S.G	5.4						
38	Regent Street	P	Fresco	Fishmarket	A.1	5.4	5.4		70.9			70.9
40	Regent Street	P	Thomas Cook	Travel Agents	A.1	5.5	5.5		34.9	34.9		
42-42a	Regent Street	P	VACANT	VACANT	Vac (A.2)	7.3						
44	Regent Street	P	PDSA	Charity Shop	A.1	9.6	9.6		44.9			
46-48	Regent Street	P	Shoe Zone	Shoe Shop	A.1	9.6	9.6		76.4			
50	Regent Street	P	VACANT	Bakers	A.1	5.2	5.2		37.5			37.5
52-54	Regent Street	P	Bristish Heart Foundation	Furniture and Electrical	A.1	10.3	10.3		334.5			
56	Regent Street	P	Savers	Value shop	A.1	11.9	11.9		131.7			
58	Regent Street	P	VACANT	VACANT	Vac (A.2)	8.2						
60	Regent Street	P	CeX	Game Exchange	A.1	2.3	2.3					
62	Regent Street	P	S F Phones	Phone Shop	A.1	3.4	3.4		30.0			
64-66	Regent Street	P	Creed Bet	Betting Office	A.2	8.0						
68	Regent Street	P	Game Scene UK	Computer Games	A.1	4.9	4.9		23.7			
70	Regent Street	P	Vapour Hut	E Cigarette Bar	A.1	4.7	4.7		23.7			23.7
72	Regent Street	P	Cheques and Change	Pawnbrokers	A.2	4.6	4.6					
74	Regent Street	P	Taylors	Estate Agents	A.2	5.0						
2C	Moravian Road	F	The Fostering Foundation	Foster care information	A.2							
2B	Moravian Road	F	Ian Wallace	Hairdressers	A.1				30.2	30.2		
2A	Moravian Road	F	Ladbrokes	Betting Shop	A.2							
4	Moravian Road	F	vapourgeneration	E-Cigarette retailer	A.1				25.0			
6	Moravian Road		Body Matters	Chiropractor	D.1							
78	Regent Street	S	Barclays	Bank	A.2	7.0						
80	Regent Street	S	Cash Converters	Pawnbrokers	A.2	6.0						

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
80a	Regent Street	S	Baba	Café/Takeaway	A.5		6.0						
82	Regent Street	S	Subway	Sandwich Bar	A.1		6.0		6.0	161.0			161.0
84	Regent Street	S	Oldfield's	Fish & Chips	A.5		6.5						
86-88	Regent Street	S	Sheppards/Tick Tock	Solicitors/Day Nursery	A.2		13.0						
	Regent Street	S	United Church	Church	D.1		6.0						
90-92	Regent Street	S	Nat West	Bank	A.2		19.5						
94-96	Regent Street	S	Weatherspoons	Public House	A.4		23.5						
98	Regent Street	S	Indoor Market	Indoor Market	A.1		9.0		9.0	185.8			
100	Regent Street	S	VACANT	VACANT (B1)	Vac (B.1)		10.0						
1	Bank Road		VACANT	VACANT (b1)	Vac (B.1)								
102	Regent Street	S	Lloyds TSB	Bank	A.2		19.0						
104	Regent Street	S	British Legion	Social Club	D.2		27.0						
2-4	Hanham Road		VACANT	VACANT (A1)	Vac (A.1)							72.2	
	Hanham Road		VACANT	VACANT (A2)	Vac (A.2)								
	Hanham Road		Residential	Residential	C.3								
	Hanham Road		Post Office	Main Post Office	A.1								
	High Street	S	VACANT	Phone Exchange	Vac (B.1)		24.5						
	High Street	S	Kings Arms	Public House	A.4		21.5						
					Totals	185.7	247.0	96.2	32.5	1,574.1	65.1	694.8	293.1
					Overall Totals	185.7	247.0	96.2	32.5	1,574.1	65.1	694.8	293.1

Patchway (District Centre)

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspac e (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
106	Rodway Road		Charcoal Grill	Takeaway	A5								
108	Rodway Road		J Hoots Chemist	Chemist	A1								
110	Rodway Road		Treats Oriental	Takeaway	A5								
112	Rodway Road		Vacant	Vacant (Was sandwich shop)	Vac (A1)								
114	Rodway Road		Basmati Indian	Restaurant/Takeaway	A3/A5								
116	Rodway Road		Cooperative Funeral Home	Funeral Services	A1								
118	Rodway Road		Vacant	Vacant (was Lilians Wool Shop)	Vac (A1)								
120	Rodway Road		Cyclops Off Licence	Off Licence	A1								
122	Rodway Road		Charkras Indian	Takeaway	A3/A5								
124	Rodway Road		William Hill	Betting shop	A2								
126/128	Rodway Road		Spar Stores	Convenience store	A1								
130	Rodway Road		Stages Hair Design	Hairdresser	A1								
132	Rodway Road		Atlantic Fish Bar	Takeaway	A5								
Patchway Day Centre	Rodway Road		Day Centre & Community Centre	Community Centre	D1								
Patchway Hub	Rodway Road		Patchway Hub	Community Centre	D1								
Patchway Hub	Rodway Road		Library	Library	D1								
Patchway Health Clinic, Thirlmere Road			Health Centre	Health Centre	D1								
Calicroft Service Station			Car Services & MOT	Car Repairs	SG								

Staple Hill Town Centre – South Side

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
					Prim	Sec	Prim	Sec				
50	High Street	S	Flat	Residential	C.3	5.0						
52	High Street	S	Diamond Cut	Hairdressers	A.1	5.0		5.0	49.7	49.7		
54	High Street	S	Residential	Residential	C.3	5.0						
56	High Street	S	Old Mail House	Public House	A.4	18.0						
58	High Street	P	CBS Consultant	Building Consultant	A.2	8.5						
60	High Street	P	Nailz & Co	Nail Technician	A.1	6.0	6.0		60.2	60.2		
62	High Street	P	Nailz & Co	Nail Technician	A.1	12.0	12.0		49.0	49.0		
62a	High Street	P	VACANT	VACANT	Vac (A.1)	6.0					30.0	
62b	High Street	P	Staple Hill News	Newsagent/Off Licence	A.1	5.0	5.0		22.6			22.6
64-66	High Street	P	Residential	Residential	C.3	9.0						
68	High Street	P	The Vac Centre	Vacuum Cleaner Repairs	A.1	5.0	5.0		33.6	33.6		
70	High Street	P	Valkyrie Hair and Beauty	Hair and Beauty	A.1	5.0	5.0		20.5	20.5		
72-74	High Street	P	Polmedics	Dental Care	D.1	10.0						
76	HighStreet	P	Za Za Barbers	Barbers	A.1	6.0	6.0		38.2	38.2		
78	High Street	P	The Salon	Hairdressers	A.1	5.0	5.0		45.2	45.2		
80	High Street	P	Curry Centre	Takeaway	A.5	5.5						
82	High Street	P	Bristol Car Key Company	Locksmiths	A.1	5.5	5.5		24.4	24.4		
84-86	High Street	P	The Staple Hill Oak	Public House	A.4	15.0						
88	High Street	P	Staple Hill Stores	Convenience Shop	A.1	8.5	8.5		76.0			76.0
90	High Street	P	Office	Office Entrance	A.2	1.5						
90a	High Street	P	Yummy	Jamaican Takeaway	A.5	2.0						
92	High Street	P	Young Lives vs Cancer	Charity Shop	A.1	5.5	5.5		36.0			
94	High Street	P	Armstrong and North	Opticians	A.1	6.0	6.0		17.7	17.7		
94a	High Street	P	Perfect Balance	Nail Parlour	A.1	6.0	6.0		15.1	15.1		
r/o 96	High Street	P	Forest Road Motors	Panel Beating etc	B.2	3.0						
96	High Street	P	SG Citizens Advice Bureau	Citizens Advice Bureau	A.2	9.5						
98	High Street	P	Boots	Chemist	A.1	6.0	6.0		39.5			39.5
100	High Street	P	Spar	Convenience Shop	A.1	7.0	7.0		64.5			64.5
102	High Street	P	Jay Jays	Hair and Beauty	A.1	4.5	4.5		36.0	36.0		
104	High Street	P	Skate & Ski	Ski and Leisure Wear	A.1	5.0	5.0		43.1			
106	High Street	P	Pink Lotus	Thai Massage	D.1	6.2			90.0			
108	High Street	P	Tshirts 4 You	Clothing	A.1	6.2	6.2		90.0			
110	High Street	P	Sheen Studios	Arts & Crafts	A.1	5.5	5.5		49.6			
112	High Street	P	The Fruit Tree	Greengrocers	A.1	4.0	4.0		25.5			25.5
114	High Street	P	Don Hayes	Butchers	A.1	5.0	5.0		26.0			26.0
116	High Street	P	Vintage Vinnies	Ladies Clothes	A.1	5.5	5.5		29.9			
118	High Street	P	Lloydbottoms Ltd	Accountants	A.2	5.0						

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
120	High Street	P	ABC Blinds	Blind shop	A.1	5.0		5.0		61.6			
122	High Street	P	Premier	Convenience Shop	A.1	5.0		5.0		59.7			59.7
124	High Street	P	Lloyds TSB	Bank	A.2	10.0							
126	High Street	P	VACANT	VACANT	Vac (A.1)	5.0						64.8	
128	High Street	P	Express Shoe Repairs	Shoe Repairs/Shoes	A.1	6.0		6.0		106.6	106.6		
130	High Street	P	Portcullis	Public House	A.4	10.0							
1	Soundwell Rd		Residential	Residential	C.3								
3	Soundwell Rd		Chinese Kitchen	Takeaway	A.5								
5	Soundwell Rd		Norton Accountancy Ltd	Accountants	A.2								
7	Soundwell Rd		Norton Tax Shop	Financial Services	A.2								
9	Soundwell Rd		Logic Management Solutions	Recruitment Agency	A.2								
11	Soundwell Rd		Starlight	Hairdresser	A.1					31.9	31.9		
2	Broad Street	P	501 Bar	Bar	A.4	6.5							
4	Broad Street	P	Spencers	Jewellers	A.1	6.0		6.0		30.8			
6	Broad Street	P	The Card Shop	Card shop	A.1	6.0		6.0		63.3			
8	Broad Street	P	Smoking Ink	Tattoo Studio	S.G	5.5							
10	Broad Street	P	Antalya Barbers	Barbers	A.1	5.5		5.5		73.0	73.0		
12	Broad Street	P	Staple Hill Computers	Computer Repair	A.2	5.0							
14	Broad Street	P	Health Scents	Health Foods	A.1	5.0		5.0		37.6			37.6
16	Broad Street	P	Staple Hill Bakery	Bakers	A.1	5.0		5.0		22.3			22.3
18	Broad Street	P	Spectrum	Accountants	A.2	5.0							
20	Broad Street	P	Card Plus	Gifts/Cards	A.1	5.0		5.0		39.5			
22	Broad Street	P	Brunt & Fussell	Estate Agents	A.2	5.5							
24-26	Broad Street	P	PDSA	Charity Shop	A.1	10.0		10.0		121.2			
28	Broad Street	P	Church's Newsagents	Newsagents	A.1	6.0		6.0		78.0			78.0
30	Broad Street	P	Wooden Walls	Micropub	A.4	6.0							
32	Broad Street	P	Broad Street Motor Company	Used car sales	S.G	6.0							
34	Broad Street	P	Adams Burrows	Solicitors	A.2	6.5							
36a/b	Broad Street	P	Peppe's Barber Shop	Gents Hairdresser	A.1	6.5		6.5		39.0	39.0		
38	Broad Street	P	Edit	Hair & Beauty	A.1	6.0		6.0		24.0	24.0		
40	Broad Street	P	Farleys	Pet/Garden Supplies	A.1	6.0		6.0		55.1			
56	Broad Street	P	Original Factory Shop	Discount Store	A.1	36.0		36.0		548.1			
58-60	Broad Street	P	Tesco Metro	Supermarket	A.1	32.0		32.0		975.0			975.0
60a	Broad Street	S	Compass Project	New/Used Furniture	A.1		20.0		20.0	270.0			
62	Broad Street	S	King William IV	Public House	A.4		15.0						
64	Broad Street	S	Hodgson Kearney	Mortgage Services	A.2		5.0						
66-68	Broad Street	S	Residential	Residential	C.3		8.0						
70	Broad Street	S	Shadin	Indian Restaurant	A.3		5.0						
	Broad Street	S	Staple Hill Motoring Centre	Car Sales	S.G		18.0						
76	Broad Street	S	Red Lion	Public House	A.4		20.0						

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Con- venience
						Prim	Sec	Prim	Sec				
80	Broad Street	S	Jaceys Clothing	Clothes Shop	A.1		6.0		6.0	60.0			
82	Broad Street	S	Page Park News	Newsagents	A.1		5.0		5.0	14.5			14.5
84	Broad Street	S	Dawns Hair Studio	Hairdressers	A.1		4.5		4.5	19.6	19.6		
86	Broad Street	S	Bengal Kitchen	Takeaway	A.5		4.5						
88	Broad Street	S	Scamms	Barbers	A.1		5.0		5.0	15.5	15.5		
90	Broad Street	S	Action Print	Printing	A.1/B.1		5.0		5.0	16.1			
92	Broad Street	S	Golden Palace	Takeaway	A.5		5.0						
94	Broad Street	S	The Cosy Café	Café	A.3		7.0						
					Totals	427.4	166.0	275.2	50.5	3744.7	699.2	94.8	1441.2

Staple Hill Town Centre – North Side

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
65-69	High Street	S	Residential	Residential	C.3		20.0						
73/73a	High Street	S	PTG / Belle Personal Care	2 x Offices	B.1		7.0						
75	High Street	S	China China	Takeaway	A.5		5.0						
77	High Street	S	Curry Supreme	Takeaway	A.5		6.0						
79	High Street	S	Steak House	Restaurant	A.3		5.0						
81-89	High Street	S	Residential	Residential	C.3		27.5						
91	High Street	S	Octagon Heating Services	Heating Services	A.1		5.0		5.0	48.0	48.0		
93-95	High Street	S	Residential	Residential	C.3		10.0						
97	High Street	S	Ma Ma Thai	Takeaway	A.5		4.5						
99	High Street	S	Senator Mobile	Mobile Phones	A.1		5.0		5.0	18.9			
99a	High Street	S	Body Glow	Tanning Centre	S.G		4.0						
101	High Street	S	Staple Hill Tailoring	Tailors	A.1		4.3		4.3	40.0	40.0		
103	High Street	S	Salon 103	Hairdressers	A.1		4.2		4.2	39.0	39.0		
105	High Street	S	The Smoke Shop	E-cigarette shop	A.1		5.0		5.0	25.1			25.1
107	High Street	S	Sweet Treats	Sweet Shop	A.1		4.5		4.5	24.2			24.2
109	High Street	S	Top Nails	Beauty Salon	A.1		5.0		5.0	68.0	68.0		
111	High Street	P	Mamaris	Takeaway	A.5	5.0							
113	High Street	P	Richard Herne and Co	Solicitors	A.2	5.0							
115	High Street	P	Café Oasis	Coffee Shop	A.3	4.5							
117	High Street	P	Dickson	Interiors	A.1	6.0		6.0		28.0			
119	High Street	P	Staple Hill P.O.	Post Office	A.1	5.5		5.5		81.2			81.2
121	High Street	P	VACANT	VACANT (was Paws)	Vac (A.1)	5.0						23.0	
123	High Street	P	Blackhouse Bet	Betting Shop	A.2	6.5							
125	High Street	P	Star Fish Bar	Takeaway	A.3	7.0							
127	High Street	P	Charlies	Hairdressers/Barber	A.1	6.5		6.5		26.0	26.0		
129	High Street	P	Miss Millies	Takeaway	A.5	6.5							
129a	High Street	P	Methodist Church	Church	D.1	16.0							
131	High Street	P	Proms and Pageants by Ceri	Special occasion dresses	A.1	9.5		9.5		60.2			
133	High Street	P	Residential	Residential	C.3	6.0							
135	High Street	P	AB Autos	Car Sales	S.G	5.5							
137	High Street	P	Jasons Trading Post	Discount Store	A.1	13.5		13.5		170.3			
141	High Street	P	Mark Richard	Insurance	A.2	6.0							
1-3	Broad Street	P	William Hill	Betting Shop	A.2	11.0							
5	Broad Street	P	St Peter's Hospice	Charity Shop	A.1	5.0		5.0		55.0			
7-9	Broad Street	P	H.G.Harris	Funeral Directors	A.1	14.0		14.0		72.0	72.0		
11	Broad Street	P	Dream Café	Café	A.3	5.5							

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
13	Broad Street	P	VIP Dry Cleaning	Dry Cleaners	A.1	5.5		5.5		22.6	22.6		
15	Broad Street	P	Cold Beer Cave	Off Licence	A.1	5.0		5.0		37.6			37.6
17	Broad Street	P	Rose Takeaway	Takeaway	A.5	5.5							
19-21	Broad Street	P	Elite Mobility	Mobility Aids Shop	A.1	11.0		11.0		178.6	178.6		
	Broad Street	P	Salvation Army	Place of Worship	D.1	4.0							
23	Broad Street	P	VACANT	VACANT (was Bits for cars)	Vac (A.1)	5.0						46.5	
25	Broad Street	P	Westbury Inks	Printing and supplies	A.1	5.5		5.5		49.0	49.0		
27	Broad Street	P	Greggs	Bakers	A.1	5.5		5.5		45.3			45.3
29	Broad Street	P	Jane Leighs	Hair and Beauty	A.1	5.5		5.5		50.0	50.0		
31	Broad Street	P	Denture Repairs	Dentist	D.1	5.5							
33	Broad Street	P	Chicken & Fish Bar	Takeaway	A.5	5.5							
35	Broad Street	P	Red Cross Shop	Charity Shop	A.1	6.0		6.0		52.0			
37	Broad Street	P	Christine Peters	Clothes	A.1	5.5		5.5		58.3			
39	Broad Street	P	Carpe Diem	Therapy Centre	D.1	5.0							
1	The Square	P	Lens Clinic	Opticians	D.1	6.0							
2	The Square	P	Dury and Tippet	Opticians	D.1	6.0							
3-5	The Square	P	Iceland	Foodstore	A.1	17.0		17.0		622.0			622.0
6	The Square	P	Top 2 Bottom	Curtain Shop	A.1	12.5		12.5		378.0			
7	The Square	P	Elite Home Care	Home Care Plan Specialist	B.1	5.5							
8	The Square	P	Elite Home Care	Home Care Plan Specialist	B.1	5.5							
9	The Square	P	Blue Sky Café	Café	A.3	5.5							
10	The Square	P	Hair & Beauty @ The Square	Hair and Beauty	A.1	5.5		5.5		52.7	52.7		
11	The Square	P	Bunch	Florist	A.1	14.5		14.5		64.8			64.8
41	Broad Street	S	Residential/Library	Residential/Library	C3/D1		26.0						
47	Broad Street	S	Scammells Barber Shop	Barber shop	A.1		6.0		6.0	46.8	46.8		
49	Broad Street	S	VACANT	VACANT	Vac (A.1)		6.0					41.1	
51	Broad Street	S	The Make Up Box	Make up shop	A.1		6.0		6.0	48.7			
53-55	Broad Street	S	BM Motoring Centre	Tyre & Exhausts	S.G		53.0						
57	Broad Street	S	Infinity Pro Fitness	Fitness	D.2		8.3		8.3				
61	Broad Street	S	Infinity Pro Fitness	Fitness	D.2		8.3		8.3				
	Broad Street	S	Staple Hill House	Offices	B.1		42.0						
69-73	Broad Street	S	Residential	Residential	C.3		13.5						
75	Broad Street	S	Residential	Residential	C.3		4.5						
					Totals	307.5	295.6	159.0	61.6	2462.3	692.7	110.6	900.2
					Overall Totals	734.9	461.6	434.2	112.1	6207.0	1391.9	205.4	2341.4

Stoke Gifford (District Centre)

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspa ce (net sq.m) (All in A1 use)	A1 Servi ce	A1 Vaca nt	A1 Con- venien ce
						Prim	Sec	Prim	Sec				
Unit	Fox Den Road, Stoke Gifford		Sainsburys* (inc Argos and Lloyds Pharmacy)	Foodstore	A1								
Unit	Fox Den Road, Stoke Gifford		The Range	DIY Store	A1								
Unit	Fox Den Road, Stoke Gifford		Lidl	Foodstore	A1								
Unit	Fox Den Road, Stoke Gifford		Poundstretcher**	Discount Retailer	A1								
Unit	Fox Den Road, Stoke Gifford		DW Fitness First	Gym	D2								
Stoke Gifford Town/District Total													

Thornbury Town Centre

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
16-50	Castle Street		Residential	Residential	C.3								
14	Castle Street		Bank Cottage	Dentist	D.1								
10-12	Castle Street		Residential	Residential	C.3								
8	Castle Street		Residential	Residential	C.3								
6	Castle Street		Residential	Residential	C.3								
4	Castle Street	S	Thornbury Clinic	Clinic	D.1		5.8						
2	Castle Street	S	Romy's Kitchen	Restaurant	A.3		9.8						
15	The Plain	S	Iron Metal Recycling	Recycling	S.G		7.0		7.0	35.4			
14a	The Plain	S	Bonds	Estate Agent	A.2		4.3						
14	The Plain	S	VACANT	Vacant- was Beauty Therapist	Vac		4.5						
13	The Plain	S	Savery and Son	Ironmonger	A.1		11.1		11.1	42.6			
12	The Plain	S	Clutton Cox Conveyancing/Simpsons Solicitors	Conveyancing/Solicitors	A.2		11.2						
11	The Plain	S	VACANT	Vacant- was Holistic Health	Vac		6.3						
10	The Plain	S	T'bury Osteopath	Osteopath Clinic	D.1		9.5						
9	The Plain	S	VACANT	Vacant (Estate Agent)	Vac		8.1						
8	The Plain	S	Thornbury Tandori	Indian Restaurant	A.3		6.2						
8	The Plain	S	VACANT	Vacant (was domestic appliances)	Vac		5.0		5.0			35.1	
r/o 8	The Plain	S	PCL/ Mensis #	Office	B.1								
7	The Plain	S	Royal George	Public House	A.4		10.3						
	The Plain		T'bury Chiropractic	Clinic	D.1								
4	The Plain	P	Cadman	Wealth Management	A.2	6.1							
3	The Plain	P	Bryant and Co	Hairdresser	A.1	10.0		10.0		56.5	56.5		
	The Plain	P	VACANT	Vacant- Architects Office Ent.	Vac	1.0							
2	The Plain	P	VACANT	Vacant- Building Society	Vac	12.6							
1	The Plain	P	T and J Owen	Florist	A.1	19.1		19.1		61.6	61.6		
1	High Street	P	Amy's Nails	Nail Parlour	A.1	3.8		3.8		18.2	18.2		
3	High Street	P	Gems	Jeweller	A.1	4.8		4.8		26.5			
3a	High Street	P	Craig Sysum	Hairdresser	A.1	3.0		3.0		26.8	26.8		
5	High Street	P	Lloyds TSB	Bank	A.2	9.0							
7	High Street	P	VACANT	Ironing services	A.1	6.7		6.7				123.0	
9	High Street	P	Co-Op Food	P.O./Convenience Store	A.1	9.9		9.9		278.7			278.7
11	High Street	P	Coffee #1	Café	A.3	8.0							
13	High Street	P	PDSA	Charity Shop	A.1	6.8		6.8		92.9			
15	High Street	P	Reflections	Hairdresser	A.1	5.6		5.6		85.6	85.6		
17	High Street	P	The Swan	Public House	A.4	13.0							

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
19	High Street	P	Celebrations	Card Shop/Party Supplies	A.1	4.3		4.3		40.0			
21	High Street	P	Thomson	Travel Agent	A.1	5.4		5.4		43.2	43.2		
23-25	High Street	P	HSBC	Bank	A.2	10.3							
27	High Street	P	M & Co.~	Clothes	A.1	39.5		39.5		330.8			
1	St Marys Way	P	Card Factory	Card Shop	A.1	7.8		7.8		99.4			
	St Marys Way	P	RE Weale/Tby Eye Cntr	Optician	A.1	5.5		5.5		40.0	40.0		
	St Marys Way	P	Parsons Bakery	Bakers	A.1	5.5		5.5		70.0			70.0
5	St Marys Way	P	Greggs	Bakery	A.1	5.6		5.6		119.5			119.5
7	St Marys Way	P	Hard Pressed for Time	Ironing Services	A.1	5.4		5.4		82.5	82.5		
9	St Marys Way	P	TSB	Bank	A.2	5.5							
11	St Marys Way	P	Le Beau Soleil	Beauty/Tanning	S.G	21.6							
8	St Mary Street		Melrose Pubcare	Licensed Trade Services	A.2								
7	St Mary Street		The Computer Store	Tech Shop	A.1								
9	St Mary Street	P	VACANT	Vac (Was Charity Shop)	Vac	14.2						81.2	
11	St Mary Street	P	Ronnie's	Restaurant	A.3	14.2							
13	St Mary Street	P	MS People's Help	Charity Shop	A.1	10.1		10.1		77.0			
15-17	St Mary Street	P	Paintpotts	Ceramic Studio / Cafe	A.3	15.5							
1	Horse Shoe Ln	P	Keystore	Newsagent	A.1	7.0		7.0		68.0			68.0
3	Horse Shoe Ln	P	Traditional Meats of Tby	Butcher	A.1	7.0		7.0		96.6			96.6
5-7	Horse Shoe Ln	P	Aldi	Supermarket	A.1	30.8		30.8		1419.4			1419.4
8-10	Horse Shoe Ln	P	Lloyds	Chemist	A.1	12.4		12.4		183.1	183.1		
6	Horse Shoe Ln	P	Norville Opticians	Opticians	A.1	6.4		6.4		96.0	96.0		
4	Horse Shoe Ln	P	Children's Hospice Store	Charity Shop	A.1	5.5		5.5					
2	Horse Shoe Ln	P	Hairress	Hair Salon	A.1	6.1		6.1		56.4	56.4		

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspac e (net sq.m) (All in A1 use)	A1 Servic e	A1 Vacan t	A1 Con- venienc e
						Prim	Sec	Prim	Sec				
19-21	St Mary Street	P	Thornbury Lions Club	Book Shop	A.1	19.1		19.1		93.2			
23	St Mary Street	P	Finishing Touches	Cake Decorating Supplies	A.1	8.9		8.9		43.1			
25a	St Mary Street	P	Cafe Express	Cafe / Takeaway	A3/A1	24.0							
25b	St Mary Street	P	Giggs	Hairdresser/Beauty Care	A.1	7.7		7.7		139.8	139.8		
	Chapel Street		Wheatsheaf	Public House	A.4								
34	St Mary Street		VACANT		Vac								
	Chapel Street		Johnson & Furze	Optician	A.1					30.2	30.2		
32	St Mary Street		Shelleys/Christophers	Café/Gents Hairdresser	A3/A1								
	St Mary Street		Elite Fitness/Amari	Gym/Beauty Salon Entrance	D.2								
30	St Mary Street		Hair	Hairdressers	A.1					120.7	120.7		
28	St Mary Street		Grange Carpets	Carpet Shop	A.1					60.0			
26	St Mary Street		Surroundings	Gift Shop	A.1					47.3			
24	St Mary Street		St Mary St. Surgery	Doctors Surgery	D.1								
22	St Mary Street		Ladbrokes	Bookmaker	A.2								
	St Mary Street		The Hive Gallery	Gallery	A.1					15.0			
18	St Mary Street		Hawkins (rear ent'nce) #	Hardware	A.1								
18	St Mary Street		Lees Mend a Shoe	Shoe repairs	A.1					26.0	26.0		
	St Mary Street		Celebration Fairs	Boutique Gift Shop	A.1					74.5			
16	St Mary Street		British Heart Fnd'tion	Charity Shop	A.1	6.4		6.4		43.2			
14	St Mary Street	P	Shampooches	Dog Grooming	S.G	6.0		6.0					
10	St Mary Street		Hawkes House	Public House/Café	A.4								
16	St Marys Way	P	Savers	Discount Goods	A.1	22.8		22.8		137.5			137.5
14	St Marys Way	P	Holland and Barrett	Health Foods	A.1	5.5		5.5		65.0			65.0

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
12	St Marys Way	P	Specsavers	Optician	A.1	5.5		5.5		145.7	145.7		
10	St Marys Way	P	Julian House	Charity Shop	A.1	5.5		5.5		44.0			
8	St Marys Way	P	Jolies Fleurs	Flower Shop	A.1	5.5		5.5		24.8			
6	St Marys Way	P	Go Phone	Mobile Phone Shop	A.1	5.5		5.5		60.0			
2-4	St Marys Way	P	W H Smith *	Newsagent/General	A.1	35.0		35.0		185.8			185.8
29	High Street	P	Brain Tumour Support	Office Entrance	B.1	1.1							
31-33	High Street	P	Costa	Café	A.3	12.0							
35	High Street	P	Thornbury TC	Town Hall	B.1	12.8							
37	High Street	P	Thornbury Discounts	Discount Store	A.1	5.3		5.3		59.2			59.2
39	High Street	P	Oxfam	Charity Shop	A.1	5.1		5.1		41.3			
41	High Street	P	VACANT	Vac (Was Barclays Bank)	Vac	10.5							
43	High Street	P	Boots	Chemist	A.1	10.7		10.7		201.9	201.9		
45	High Street	P	Armstrong and North	Optician	A.1	4.5		4.5		79.1	79.1		
45	High Street	P	Wallace Barbers	Barbers	A.1	6.1		6.1		42.0	42.0		
47	High Street	P	The World	Independent Travel Agent	A.1	7.4		7.4		82.4	82.4		
49	High Street	P	Hawkins	Ironmonger	A.1	9.5		9.5		284.4	284.4		
49uf	High Street	P	Optimus	Chiropractor	D.1								
51	High Street	P	Riddifords	Greengrocer	A.1	10.8		10.8		37.4			37.4
53	High Street	P	Lisa Costa	Estate agents	A.2	5.1							
55	High Street	S	MLG Architects	Architects	A.2		5.8						
57	High Street	S	Hunters	Estate Agent	A.2		6.2						
57uf	High Street	S	Foundation Piling Ltd	Piling Contractors	B.1								
57a	High Street	S	Foundation Piling Ltd	Piling Contractors	B.1		6.7						
59	High Street	S	The Malthouse	Public House	A.4		19.3						
61	High Street	S	Milburys	Estate Agent	A.2		3.8						
63	High Street	S	Castle Estate Agents	Estate Agents	A.2		7.9						
65	High Street	S	Joelle	Hairdressers	A.1		8.8		8.8	60.0	60.0		
67	High Street		Age UK	Charity Shop	A.1								
69-81	High Street		Residential	Residential	C.3								
58-66	High Street		Residential	Residential	C.3								
56	High Street	S	Residential	Residential	C.3		10.4						
54	High Street	S	Residential	Residential	C.3		7.7						
52	High Street	S	Residential	Residential	C.3		8.0						
50	High Street	S	Residential	Residential	C.3		5.2						
48	High Street	S	Uniq Family Wealth	Financial Services	A.2		7.5						

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
46	High Street	S	High St. Dental S'gy	Dentist	D.1		5.9						
44	High Street	S	Timbercraft	Kitchens/bathrooms/bedrooms	A.1		6.5		6.5	58.0			
40	High Street	S	Star Legal	Solicitor	A.2		9.1						
	The Close		Residential *	Residential	C.3								
	The Close		Residential *	Residential	C.3								
38	High Street	S	Acorn	Staff Recruitment	A.2		8.5						
36	High Street	S	Barcan and Kirby/Star Legal	Solicitors	A.2		12.0						
34	High Street	S	Thornbury Deli	Delicatessen	A.1		8.0		8.0	25.0			25.0
34	High Street	S	Rosie & Rex	Toys/Gift Shop	A.1		4.8		4.8				
30-32	High Street	S	Hot Nails	Nail Bar	A.1		19.3		19.3				
r/o 30	High Street		Directions	Antiques / Picture Frames	A.1							28.1	
28	High Street	P	Saved (0)	Restaurant	A.3	10.1							
26	High Street	P	Saved	Charity Shop	A.1	6.6		6.6		54.0			
26a	High Street	P	Save	Fish and Chips	A.5	6.2							
24	High Street	P	Heritage in Thornbury/Popilio at Heritage	Gifts/Cafe	A1/A3	12.5				200.6			
22	High Street	P	Horders	Stationery	A.1	9.7		9.7		97.8			
22a	High Street	P	T'bury Tax savers	Office Entrance	A.2	1.5							
20	High Street	P	Break	Charity Shop	A.1	2.7		2.7		51.2			
18	High Street	P	Parsons the Jewellers	Jewellers	A.1	4.6		4.6		34.3			
18	High Street	P	Troupers	Beauty Salon	S.G	4.9							
16	High Street	P	Chappell & Mathews	Estate Agent	A.2	6.2							
14	High Street	P	Wildings	Gifts, Fashion Accessories	A.1	7.5		7.5		253.2			
14	High Street	P	Prezzo	Restaurant	A.3	17.5							
	Park House		Entrance	Office Access Drive	B.1								
10	High Street	S	White Lion	Public House	A.4		18.1						
1	The Courtyard		T/by Garden Shop	Garden Centre	A.1					26.3			
2	The Courtyard		T/by Garden Shop	Garden Centre	A.1					33.8			
3	The Courtyard		T/by Garden Shop	Garden Centre	A.1					49.0			
8	High Street	S	The Butchers Hook	Public House	A.4		22.7						
6	High Street	S	Park's Chippy	Takeaway	A.5		7.1						
	High Street	S	Dominos	Takeaway	A.5		9.6						
	High Street	S	Methodist	Church	D.1		15.2						
4	High Street	S	Casa	Italian Restaurant	A.3		11.8						
2 & 2a	High Street	S	Style Shoes	Shoe Shop	A.1		8.8		8.8	47.7			
16	The Plain	S	Nat West	Bank	A.2		30.5						
1-9	Castle Street		Residential	Residential	C.3								
	Castle Street		Catholic Church	Church	D.1								

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspac e (net sq.m) (All in A1 use)	A1 Servic e	A1 Vacan t	A1 Con- venienc e
						Prim	Sec	Prim	Sec				
11	Castle Street		Residential	Residential	C.3								
	Castle Street		Catholic Church	Church Hall	D.1								
13-17	Castle Street		Residential	Residential	C.3								
					Totals	713.3	394.3	457.9	79.3	6721.1	1962.1	267.4	2562.1

Thornbury Out of Centre

	Midland Way, Thornbury		Tesco	Foodstore	A1
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Yate Town Centre

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
1-4	North Parade	S	VACANT	Vacant (was ice cream parlour)	Vac (A.3)		28.0						
5-6	North Parade	P	VACANT	VACANT	Vac (A.3)	29.5							
18	North Walk	P	VACANT	VACANT	Vac (A.1)	4.5		4.5				79.4	
16	North Walk	P	British Heart F'dation	Charity Shop	A.1	4.5		4.5		76.7			
14	North Walk	P	Blue Cross	Charity Shop	A.1	4.5		4.5		76.5			
12	North Walk	P	Shipleys	Slots	S.G	5.0							
10	North Walk	P	Nationwide	Building Society	A.2	4.0							
6-8	North Walk	P	Furniture Store	Furniture	A.1	10.0		10.0		173.0			
2-4	North Walk	P	HSBC	Bank	A.2	11.0							
1	East Walk	P	Timpson	Shoe/Phone Repairs	A.1	18.5		18.5		77.8	77.8		
3	East Walk	P	Lloyds	Bank	A.2	5.5							
5	East Walk	P	Lloyds	Bank	A.2	5.5							
7	East Walk	P	Abrahams	Jewellers	A.1	11.0		11.0		89.7			
9	East Walk	P	VACANT	VACANT	Vac (A.1)	5.5						90.3	
11-15	East Walk	P	New Look	Clothes (women's)	A.1	16.5		16.5		169.7			
17	East Walk	P	Anytime Fitness	Gym	D.2	6.0							
19	East Walk	P	Quest	Clothes (women's)	A.1	6.0		6.0		104.1			
21	East Walk	P	Greggs	Bakers	A.1	6.0		6.0		103.9			103.9
23	East Walk	P	Vodafone	Mobile Phones	A.1	6.0		6.0		103.9			
25	East Walk	P	Pandora	Jewellers	A.1	6.0		6.0		103.9			
27	East Walk	P	Fone Hub	Phone Shop	A.1	6.0		6.0		103.9			
29	East Walk	P	Superdrug	Toiletries	A.1	14.5		14.5		394.2			394.2
31	East Walk	P	Costa	Coffee shop	A.3	6.2							
33b	East Walk	P	Sports Direct (First Floor)	Sports Goods	A.1	6.2		6.2		1,246.0			
35	East Walk	P	Peacocks	Clothes	A.1	12.5		12.5		545.0			
37/39	East Walk	P	M&S Simply Food	Food Store	A.1	25.0		25.0		750.0			750.0
	East Walk	P	Tesco Extra *	Supermarket	A.1	85.0		85.0		9,949.0			9,949.0
10	East Walk	P	EE	Mobile Phones	A.1	7.5		7.5		77.4			
8	East Walk	P	Holland and Barrett	Health Food Shop	A.1	7.5		7.5		79.5			79.5
6	East Walk	P	Thomas Cook	Travel Agent	A.1	7.5		7.5		76.3	76.3		
4	East Walk	P	Clarks	Shoe Shop	A.1	14.0		14.0		105.6			
2a	East Walk	P	VACANT	VACANT (Was convenience)	Vac (A.1)	5.7						17.0	
1	South Walk	P	Roman	Clothes (women's)	A.1	28.0		28.0		192.1			
3-5	South Walk	P	Select	Clothes	A.1	11.0		11.0		277.9			
7-9	South Walk	P	Poundland	Discount Goods	A.1	11.0		11.0		689.8			
11	South Walk	P	Bonmarche	Ladies Clothes	A.1	6.5		6.5		176.9			
13	South Walk	P	3 Store	Mobile Phones	A.1	6.5		6.5		106.2			

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
15	South Walk	P	Card Zone	Greeting Cards	A.1	6.0		6.0		98.8			
17	South Walk	P	F Hinds	Jewellers	A.1	6.0		6.0		82.7			
19	South Walk	P	Shoe Zone	Shoe Shop	A.1	5.5		5.5		118.4			
21-27	South Walk	P	Home Bargains	Discount Goods	A.1	28.5		28.5		1,379.6			
29	South Walk	P	Shaws	Drapers	A.1	6.5		6.5		90.8			
31	South Walk	P	Shaws	Drapers	A.1	6.5		6.5		102.9			
33	South Walk	P	Cancer Research	Charity Shop	A.1	6.5		6.5		96.4			
21	South Parade	P	St Peter's Hospice	Charity Shop	A.1	19.0		19.0		59.8			
23	South Parade	S	St Peter's Hospice	Charity Shop	A.1		5.5		5.5	96.7			
25	South Parade	S	Body Perfect	Beauty Salon	S.G		5.5						
27	South Parade	S	L A Barber Co	Gents Hairdresser	A.1		5.5		5.5	87.3	87.3		
29	South Parade	S	Beauty Box	Beauty Salon	S.G		5.5						
31-33	South Parade	S	Reflections	Hairdresser	A.1		11.0		11.0	163.0	163.0		
35	South Parade	S	Helping Hands Care	Care Shop	A.2		5.5						
37	South Parade	S	Helping Hands Care	Care Shop	A.2		5.5						
39	South Parade		Job Centre	Job Centre	A.2		22.0						
19	South Parade	S	The Vapour Hut	E Cigarette Bar	A.1		5.0		5.0	15.6			15.6
1-5	South Parade	S	Post Office	Post Office	A.1		8.5		8.5	452.3			452.3
7	South Parade	S	Glöden	Solarium	A.1		5.0		5.0	72.1	72.1		
9	South Parade	S	Betfair	Betting Shop	A.2		5.0						
11-15	South Parade	S	J D Wetherspoon	Public House	A.4		16.0						
17	South Parade	P	J D Wetherspoon	Public House	A.4	25.0							
14-16	South Walk	P	Merediths	Hardware	A.1	11.5		11.5		173.8			
12	South Walk	P	Nostalgic Treasures	Antiques / Bric a Brac	A.1	6.0		6.0		95.6			
10	South Walk	P	VACANT	VACANT	Vac (A.1)	6.0						95.3	
8	South Walk	P	TUI	Travel Agent	A.1	5.5		5.5		103.2	103.2		
1	West Walk	P	VACANT	VACANT	Vac (A.3)	24.5							
3	West Walk	P	Card Factory	Greetings cards	A.1	6.8		6.8		94.0			
5	West Walk	P	Yours	Womenswear	A.1	6.8		6.8		94.0			
7-9	West Walk	P	Halfords	Car Accessories	A.1	13.0		13.0		235.5			
11	West Walk	P	Boots	Opticians/Hearing Centre	D.1	5.5		5.5					
13	West Walk	P	O2	Mobile Phones	A.1	5.0		5.0		90.9			
15	West Walk	P	Claire's Accessories	Fashion Accessories	A.1	5.5		5.5		65.0			
17	West Walk	P	Home Crafters	Craft shop	A.1	5.5		5.5		91.2			
19	West Walk	P	Cheques and Change	Pawnbrokers	A.2	2.8							
19	West Walk	P	ESS Employment	Employment Agency	A.2	2.8							
	West Walk	S	West Gate Centre **	Health Centre	D.1		31.0						
	West Walk	S	South Glos Council	Library	D.1		32.9						
	West Walk	S	Pop Inn	Over 50's Drop In Café	A.3		27.0						
	West Walk	S	South Glos Council	One Stop Shop	D.1		33.4						

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
	West Walk	S	Yate Leisure Centre	Leisure Centre	D.2		45.7						
			McDonalds	Restaurant/Drive Thru	A3/A5								
32/34 A	West Walk	P	Papa John	Pizza	A.5	17.7							
32/34 B	West Walk	P	Bolero Lounge	Restaurant/Bar	A3/A4	17.7							
32/34 C	West Walk		The Toy Shop	Toy Shop	A.1					0.0			
30a	West Walk	P	VACANT	VACANT	Vac (A.3)	4.6							
26-28	West Walk	P	Argos	Catalogue Store	A.1	9.0		9.0		371.6			
22-24	West Walk	P	M&Co.	Clothes	A.1	11.0		11.0		394.8			
20	West Walk	P	Bay Tree	Gift Shop	A.1	7.0		7.0		148.6			
16-18	West Walk	P	VACANT	VACANT	Vac (A.1)	14.0						297.3	
14	West Walk	P	Julian Charles	Bedding / Curtain Shop	A.1	7.0		7.0		148.6			
10-12	West Walk	P	The Works	Book Shop	A.1	11.0		11.0		145.6			
8	West Walk	P	VACANT	VACANT	Vac (A.1)	5.0						76.6	
4-6	West Walk	P	Halifax	Bank	A.2	11.0							
2	West Walk	P	Grape Tree	Health Food Shop	A.1	5.0		5.0		110.0			110.0
2a	West Walk	P	Phone Junkies	Phone Accessories	A.1	5.0		5.0		27.1			
2b	West Walk	P	The Fragrance Shop	Perfume Shop	A.1	5.0		5.0		27.6			
1	North Walk	P	Carphone Warehouse	Mobile Phones	A.1	16.0		16.0		27.6			
3-5	North Walk	P	Nat West	Bank	A.2	11.0							
7	North Walk	P	Quest	Ladies boutique	A.1	5.5		5.5		85.5			
9-13	North Walk	P	Iceland	Supermarket	A.1	12.0		12.0		880.2			880.2
15-17	North Walk	P	Boots	Chemist	A.1	11.0		11.0		290.3			290.3
19	North Walk	P	Specsavers	Opticians	D.1	5.5		5.5					
21	North Walk	P	Ryman	Stationery	A.1	5.5		5.5		111.9			
23	North Walk	P	CeX	Computer exchange	A.1	5.5		5.5		111.8			
25	North Walk	P	VACANT	VACANT	Vac (A.1)	4.8						75.7	
27	North Walk	P	William Hill	Bookmakers	A.2	4.0							
29	North Walk	P	Pretty Nails	Nail Bar	A.1	4.8		4.8		78.8	78.8		
31	North Walk	S	Cards n Wrap	Card shop	A.1		4.8		4.8	75.1			
33	North Walk	S	Karisma	Barbers	A.1		4.8		4.8	79.8	79.8		
7-8	North Parade	S	Barclays	Bank	A.2		29.5						
9	North Parade	S	Dominos	Pizza Takeaway	A.5		5.5						
10	North Parade	S	Reflections	Hairdresser	A.1		5.5		5.5	89.4	89.4		
11-12	North Parade	S	Coral	Bookmakers	A.2		11.0						
	4 Seasons Sq		Boswells	Café	A.3								
SU1	Riverside	S	Pets at Home	Pet store	A.1					930.0			
SU2	Riverside	S	Next ***	Clothing and homewares	A.1					1,300.0			
SU3/R1	Riverside	S	T K Maxx	Clothing and homewares	A.1					1,992.0			
R2	Riverside	S	Nandos	Restaurant	A.3								
R3	Riverside	S	Prezzo	Restaurant	A.3								

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
						Prim	Sec	Prim	Sec				
R4	Riverside	S	Frankie & Benny's	Restaurant	A.3								
R8	Riverside		Kaspa's	Ice Cream	A.3								
1st Flr	Riverside		Little Giggles	Soft Play Centre	D.2								
	Riverside		Cineworld	Cinema	D.2								
	Riverside		Esquires Coffee	Coffee Shop	A.3								
					Overall Totals	858.3	364.6	623.6	55.6	27,234.9	827.7	731.6	13,025.0

Yate (Station Road) Town Centre – North Side

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Frontage (sqm)		A.1 Frontage		Retail Floorspace (net sq.m) (All in A1 use)	A1 Service	A1 Vacant	A1 Convenience
					Prim	Sec	Prim	Sec				
1,3,5	Station Road	S	Light Weight Tool Hire	Tool Hire	A.1	41.8	41.8					
7	Station Road	S	Bernard's Barrels	Unique Furniture	A.1	13.9				13.9		
9,11	Station Road	S	Rowes	Veterinary Surgery	D.1							
13	Station Road	S	13tatts	Tattoo shop	S.G							
15	Station Road	S	Kelly Brothers	Road Markers office	B.1							
17	Station Road	S	VACANT *	VACANT	Vac (A.4)							
19	Station Road	S	VACANT	VACANT	Vac (A.1)			11.1				
21	Station Road	S	Edison Ford	Estate Agents	A.2							
23	Station Road	S	Residential	Residential	C.3							
23a	Station Road	S	DELS	Café/Takeaway	A.3							
	Station Road		Whirlpool (Domestic Appliances)	Factory shop	A.1	0.0	0.0					
				Totals		55.7	41.8	11.1	0.0	13.9		

Yate (Station Road) Town Centre – South Side

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Retail Floorspace (net sq.m)			
					All A1 Uses	A1 Service	A1 Vacant	A1 Convenience
2,4,6	Station Road		Residential	Residential	C.3			
8	Station Road		Residential	Residential	C.3			
10,12	Station Road		Esso	Petrol Filling Station	A.1			
14-20	Station Road		Residential	Residential	A.1			
20a	Station Road		Sunnyside Guest House	B&B	D.1			
22	Station Road		Sprint Print & Design	Graphic Design Studio	S.G	13.9		
24,26	Station Road		Tyres Direct UK	Tyre/Exhausts Fitters	B.1			
r/o 26	Station Road		Carey's	Builders Merchant	Vac (A.4)	NK		
28	Station Road		Yate Tailoring	Tailors	Vac (A.1)	9.3	9.3	
28	Station Road		Property Wise	Letting agents	A.2			
28	Station Road		Station Road Barbers	Hairdresser	C.3	11.6	11.6	
28	Station Road		Oriental Blossom	Therapy Centre	A.3			
30-36	Station Road		Residential	Residential	A.1			
38	Station Road		Residential	Residential	C.3			
40-42	Station Road		Residential	Residential	C.3			
44	Station Road		Terrys	Cycle Shop	A.1	23.2		
46-56	Station Road		Residential	Residential	C.3			
58	Station Road		Albion Guest Hse	B&B	C.1			

Address		Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Retail Floorspace (net sq.m)			
						All A1 Uses	A1 Service	A1 Vacant	A1 Convenience
60-62	Station Road		Residential	Residential	C.3				
64	Station Road		Yate Windows	Windows and Doors	A.1	27.9			
66	Station Road		USA Nails	Nail Technician	A.1	NK	NK		
68	Station Road	S	Carpets of Yate	Carpet Shop	A.1	18.6			
72,74	Station Road	S	Connells	Estate Agent	A.2				
76a	Station Road	S	Bike Station	Cycle Shop	A.1	NK			
76a	Station Road	S	Holisters	Hardware/DIY	A.1	NK			
76a	Station Road	S	GSN Barbers	Hairdresser	A.1	NK	NK		
76,78	Station Road	S	Residential	Residential	C.3				
80,82	Station Road	S	Hunters	Estate Agents	A.2				
84	Station Road	S	Andrews	Estate Agents	A.2				
86	Station Road	S	Co-op Funeral Care	Funeral Directors	A.1	NK	NK		
86a	Station Road	S	Entrance	Refresh-IT Computer Repairs	B.1				
88	Station Road	S	The Candle/Signpost	Community information point	D.1				
90	Station Road	S	Motor Aids	Motor Goods	A.1	27.9			
92	Station Road	S	VACANT	VACANT	A.3				
92a	Station Road	S	Entrance	24-7 Drivers Agency	A.2				
	Station Road	S	Entrance	Gateway Church	D.1				
94	Station Road	S	Taylors	Estate Agents	A.2				
96,98	Station Road	S	Tesco Express	Supermarket	A.1	NK			NK
100	Station Road	S	Community Centre	Community Centre	D.2				
102	Station Road	S	Parish Hall	Parish Hall	D.2				
104	Station Road	S	YMCA	YMCA	D.2				
106-114	Station Road	S	Residential	Residential	C.3				
116a	Station Road		Residential	Residential	C.3				
116	Station Road		Residential	Residential	C.3				
118b	Station Road		Yate Auto Sales	Auto Sales	S.G				
118-120	Station Road		F Woodruff	Funeral Directors	A.1	NK	NK		
122-124	Station Road		Residential	Residential	C.3				
126	Station Road		Pisces	Fish and Chip takeaway	A.5				
130	Station Road		Residential	Residential	C.3				
132	Station Road		Gordon Lowe and Co.	Solicitors	A.2				
					Totals	132.4	20.9	0.0	0.0
					Overall Totals	132.4	20.9	0.0	0.0

Edge of Yate

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	Retail Floorspace (net sq.m)			
					All A1 Uses	A1 Service	A1 Vacant	A1 Convenience
Station Road, Yate		Morrisons	Foodstore	A1				
Station Road, Yate		B & Q	DIY Store	A1				

The Willow Brook Centre Bradley Stoke (District Centre)

Address	Primary /Secondary Frontage	Occupant	Function (Last known if Vacant)	Use Class	A1 Floorspace (GIA sqm)			
					A1 Comparison	A1 Convenience	A1 Service	A1 Vacant
	S	Tesco	Supermarket	A.1	1,395.0			1,395.0
Mall Unit 1b	P	Subway	Sandwich Shop	A.3				
Mall Unit 1a	P	The Works	Book Shop	A.1	194.0			
Mall Unit 2	P	Holland and Barrett	Health Foods	A.1	163.0			163.0
Mall Unit 3	P	Children's Hospice	Charity Shop	A.1	158.0			
Mall Unit 4	P	Specsavers	Opticians	D.1				
Mall Unit 5	P	Shoe Zone	Shoe Shop	A.1	257.0			
Mall Unit 6a	P	Timpson	Shoe Repairs	A.1	34.0	34.0		
Mall Unit 6b	P	Card Factory	Greetings Cards	A.1	127.0			
Mall Unit 6c	P	O2	Mobile Phones	A.1	100.0			
Mall Unit 7	P	Ocean Home	Estate Agents	A.2				
Mall Unit 8	P	The Tanning Shop	Tanning Salon	S.G				
Mall Unit 9	P	Reflections	Hairdresser	A.1	160.0	160.0		
Mall Unit 10	P	Giant	Bike Shop	A.1	351.0			
Mall Unit (Upper Floor) **		CJ Hole	Estate Agents	A.2				
Mall Unit (Upper Floor) **		Explore	Learning Centre	D.1				
Town Centre Unit 1	S	Costa Coffee	Coffee Shop	A.3				
Town Centre Unit 2	S	Greggs	Bakers	A.1	110.0			110.0
Town Centre Unit 3	S	Taylors	Estate Agents	A.2				
Town Centre Unit 4	S	KFC	Restaurant	A3/A5				
Town Centre Unit 5, 6, 7	S	Harvester	Restaurant	A.3				
Town Centre Unit 8	S	Ladbrokes	Bookmaker	A.2				
Town Centre Unit 9	S	Dominos	Fast Food / Takeaway	A3/A5				
Retail Unit 1	P	Boots	Department Store	A.1	498.0			498.0
Retail Unit 2	P	The Food Warehouse by Iceland	Frozen food shop	A.1	568.0			568.0
Retail Unit 3	P	Argos plus EE	Catalogue Store/phone store (No mezzanine)	A.1	745.0			
Retail Unit 4	P	Pound World	Discount goods (No mezzanine)	A.1	746.0			
Retail Unit 5	P	Pets at Home	Pet Shop (No mezzanine)	A.1	676.0			
Retail Unit 6	P	Pound Stretcher Extra	Discount store	A.1	948.0			
				Totals	7,230.0	194.0	0.0	2,734.0

Cribbs Causeway, The Mall – Lower Level (Out of Centre – data not included in statistics for AMR)

Address			Occupant	Function (Last known if Vacant)	Use Class	A1 Floorspace (GIA sqm)			
						A1 Com- parison	A1 Con- venience	A1 Service	A1 Vacant
			John Lewis *	Dept Store/Restaurant	A.1/A.3	21,367.7			
			Marks and Spencers +	Dept Store/Restaurant	A.1/A.3	13,471.0			
001	Lower Level		W H Smith	Bookshop/Stationer	A.1	158.0			
002	Lower Level		W H Smith	Bookshop/Stationer	A.1	316.0			
003	Lower Level		Millie's Cookies	Bakers/Confectionery	A.1		27.3		
004	Lower Level		Jessops	Camera Shop	A.1	134.9			
005a	Lower level		Dune London	Shoe Shop	A.1	155.0			
005	Lower Level		Timberland	Sport/Outdoor Leisure	A.1	155.3			
007	Lower Level		EE	Mobile Phone Shop	A.1	129.7			
008	Lower Level		Vision Express	Opticians	D.1				
010	Lower Level		Accessorize	Fashion Accessories	A.1	221.3			
012	Lower Level		Clintons Cards	Card Shop	A.1	212.9			
013	Lower Level		Next** / Lipsy	Mixed Fashion	A.1	1,849.9			
014	Lower Level		Build-a-Bear Workshop	Toy Shop	A.1	223.2			
015	Lower Level		QUIZ	Clothes Shop	A.1	431.6			
017	Lower Level		Lovisa	Jewellery	A.1	492.0			
018	Lower Level		Pret a Manger	Sandwich bar	A.1		108.0		
019	Lower Level		VACANT	Vacant Department store	Vac A.1				2,361.7
020	Lower Level		Soho Coffee	Sandwich bar	A.1	105.4			
021	Lower Level		Fraser Hart	Jewellers	A.1	257.3			
022	Lower Level		H & M #	Children's Clothes	A.1	510.2			
024	Lower Level		H & M #	Clothes Shop	A.1	607.4			
025	Lower Level		New Look	Ladies wear	A.1	902.7			
026	Lower Level		New Look Men	Menswear	A.1	165.8			
027	Lower Level		Paper Chase	Card Shop	A.1	166.6			
028	Lower Level		The Body Shop	Health and Beauty	A.1	155.6			
029	Lower Level		Pandora	Jewellers	A.1	175.6			
030	Lower Level		Specsavers	Opticians	D.1	219.1			
031	Lower Level		Superdrug Beauty	Beauty	A.1	443.9			443.9
32a	Lower Level		Tiger	Homewares	A.1	220.9			
32b	Lower Level		Skechers	Footwear	A.1	220.9			
033	Lower Level		Waterstone's	Bookshop	A.1	485.0			
034	Lower Level		The Watch Lab	Watch shop	A.1	24.9			
035	Lower Level		Ernest Jones	Jewellers	A.1	175.4			
036a	Lower Level		Menkind	Toys/games/gifts	A.1	189.2			
036	Lower Level		Lush	Health and Beauty	A.1	77.5			
037	Lower Level		Schuh	Footwear	A.1	287.8			
038	Lower Level		Schuh Kids	Footwear	A.1	270.8			
039	Lower Level		TUI	Travel Agents	A.1	161.3		161.3	

Address			Occupant	Function (Last known if Vacant)	Use Class	A1 Floorspace (GIA sqm)			
						A1 Com- parison	A1 Con- venience	A1 Service	A1 Vacant
040	Lower Level		JD Sports	Footwear	A.1	520.3			
042	Lower Level		Three	Mobile Phones	A.1	101.4			
043	Lower Level		Essential	Fashion accessories	A.1	59.2			
044	Lower Level		Regis Salon	Salon	A.1	89.4		89.4	
045	Lower Level		Holland and Barrett	Health Foods	A.1	172.0			172.0
046	Lower Level		Soletrader	Footwear	A.1	140.7			
047	Lower Level		River Island	Clothes Shop	A.1	830.6			
049	Lower Level		Top Shop / Top Man	Clothes Shop	A.1	1,168.7			
050	Lower Level		VACANT	VACANT	Vac (A.1)			344.9	
051	Lower Level		Superdry	Clothes Shop	A.1	645.9			
053	Lower Level		Game	Computer Toys and Games	A.1	174.5			
054	Lower Level		Smiggle	Stationery	A.1	89.1			
055	Lower Level		Whitewall Gallery	Art Gallery	S.G				
056	Lower Level		Carphone Warehouse	Mobile phones	A.1	126.9			
057	Lower Level		TYPO	Stationery	A.1	108.7			
058	Lower Level		Claire's Accessories	Ladies Accessories	A.1	141.1			
059	Lower Level		Card Factory	Card Shop	A.1	200.9			
061	Lower Level		Lakeland	Kitchen accessories	A.1	222.6			
062	Lower Level		O2	Mobile Phones	A.1	156.1			
063	Lower Level		Thomas Sabo	Jewellers	A.1	92.8			
064	Lower Level		Charles Clinkard	Footwear	A.1	197.5			
065	Lower Level		McColl's	Newsagent	A.1	46.5			46.5
071	Lower Level		Bakers + Barristas	Coffee Shop (Mall Café)	A.3				
072	Lower Level		Starbucks	Mall Café	A.3				
					Totals	50,426.7	135.3	595.6	3,024.1

Cribbs Causeway, The Mall – Upper Level (Out of Centre – data not included in statistics for AMR)

Address			Occupant	Function (Last known if Vacant)	Use Class	A1 Floorspace (GIA sqm)			
						A1 Comparison	A1 Convenience	A1 Service	A1 Vacant
101	Upper Level		VACANT	VACANT	Vac (A.1)				42.8
101a	Upper Level		Timpsons	Dry Cleaners/shoe repairs	A.1	51.0		51.0	
102a	Upper Level		Euro Change		A.2				
102	Upper Level		Beaverbrooks	Jewellers	A.1	69.0			
103	Upper Level		VACANT	VACANT	Vac (A.1)			89.3	89.3
104	Upper Level		White Stuff	Clothes Shop	A.1	335.1			
106	Upper Level		Joules	Ladies wear	A.1	141.6			
107	Upper Level		Fat Face	Clothes Shop	A.1	257.8			
108	Upper Level		Fat Face	Clothes Shop	A.1	174.5			
109	Upper Level		Swarovski	Glassware	A.1	87.3			
110	Upper Level		Next +	Clothes Shop	A.1	946.2			
111	Upper Level		Oasis	Ladies wear	A.1	249.7			
112	Upper Level		Gap/Gap Kids/Baby Gap	Clothes Shop	A.1	594.0			
114	Upper Level		Apple Store	Electrical	A.1	563.3			
115	Upper Level		Goldsmiths	Jewellers	A.1	142.2			
116	Upper Level		Boots	Department Store	A.1	2,331.5			
117	Upper Level		H Samuel	Jewellers	A.1	143.0			
118	Upper Level		Tesla	Car Showroom	S.G				
119	Upper Level		Nespresso	Café	A.3				
120	Upper Level		H & M +	Clothes Shop	A.1	751.9			
122	Upper Level		The Gromit Unleashed Store	Toy shop / Exhibition	A.1	842.8			
123	Upper Level		Disney	Toy shop / Exhibition	A.1	364.3			
124	Upper Level		VACANT	VACANT (was Links of London)	Vac (A.1)				132.8
125	Upper Level		Ann Summers	Ladies wear	A.1	146.9			
126	Upper Level		Clarks	Shoe shop	A.1	389.7			
127	Upper Level		HMV	Music Store	A.1	395.1			
128	Upper Level		F Hinds	Jewellers	A.1	138.7			
129	Upper Level		Warhammer	Gaming Shop	A.1	43.1			
			Photo Me	Photographer	A.1	0.0			
130	Upper Level		Wagamama	Restaurant	A.3				
131	Upper Level		The Shakelab	Milkshakes	A.3				
132	Upper Level		Tortilla	Restaurant	A.3				
132a	Upper Level		Gourmet Burger Kitchen	Restaurant	A.3				
133	Upper Level		Hobbs (London)	Menswear	A.1	242.7			
134	Upper Level		The White Company	Luxury Items	A.1	291.8			
137	Upper Level		VACANT	VACANT	Vac (A.1)				301.5
138	Upper Level		Moss Bros	Menswear	A.1	163.1			
	Upper Level		Phase Eight	Ladies wear	A.1	0.0			
139	Upper Level		Warehouse	Ladies wear	A.1	201.3			

Address			Occupant	Function (Last known if Vacant)	Use Class	A1 Floorspace (GIA sqm)			
						A1 Comparison	A1 Convenience	A1 Service	A1 Vacant
140	Upper Level		Molton Brown	Health and Beauty	A.1	75.9			
141	Lower Level		IQOS	Vape	A.1	57.3			
142	Upper Level		The Perfume Shop	Perfume Shop	A.1	44.3			
143	Upper Level		Hotel Chocolat	Food	A.1		44.8		
144/5	Upper Level		Tag Heuer	Watch Shop	A.1	79.0			
146	Upper Level		Thorntons	Confectionery	A.1		42.6		
148	Upper Level		The Fragrance Shop	Health and Beauty	A.1	37.0			
149	Upper Level		Krispy Kreme	Doughnut/Coffee shop	A.3				
150	Upper Level		Jack Wills	Clothes Shop	A.1	364.3			
152	Upper Level		EE	Mobile Phones	A.1	56.3			
153	Upper Level		Sunglass Hut	Fashion accessories	A.1	44.3			
154	Upper Level		L'Occitane	Health and Beauty	A.1	49.4			
155	Upper Level		Virgin Holidays	Travel Agents	A.1			106.8	
156	Upper Level		Cath Kidston	Gifts / Home	A.1	106.8			
157	Upper Level		VACANT	VACANT (was Bose)	Vac (A.1)				135.8
158	Upper Level		Vodafone	Mobile Phones	A.1	135.0			
159	Upper Level		Hugo Boss	Clothes Shop	A.1	238.8			
160	Upper Level		Jigsaw	Ladies wear	A.1	111.1			
161	Upper Level		Karen Millen	Ladies wear	A.1	129.5			
162	Upper Level		Radley	Health and Beauty	A.1	130.0			
163	Upper Level		Sea Salt	Ladies wear	A.1	130.6			
164	Upper Level		Crew Clothing	Clothing	A.1	129.2			
165	Upper Level		Costa	Coffee Shop	A.3				
			Chandos Deli		A.3				
B1	Kiosk		Boost Juice Bar	Restaurant	A.3				
R3	Kiosk		Pâtisserie Valerie	Restaurant	A.3				
R4	Kiosk		Café Rouge	Restaurant	A.3				
FF3	Kiosk		Spud-u-like	Restaurant	A.3				
FF2	Kiosk		KFC	Restaurant	A.3				
FF1	Kiosk		VACANT	VACANT	Vac (A.3)				
FF4	Restaurant		Chopstix	Restaurant	A.3				
R2	Restaurant		YO! Sushi	Restaurant	A.3				
R1	Restaurant		Carluccio's	Restaurant	A.3				
208	Restaurant		Nandos	Restaurant/Café	A.3				
209	Other		Kidz Play	Crèche	D.1				
210	Restaurant		Pizza Hut	Restaurant	A.3				
					Totals	11,976.4	87.4	247.1	702.2
					Overall Totals	62,403.1	222.7	842.7	3,726.3

Abbey Wood Shopping Park, Filton (Out of Centre - data not included in statistics for AMR)

Occupant	Function (Last known if Vacant)	Net F/space (sq.m)	Gross F/space (sq.m)	Car Parking Spaces
Asda	Foodstore	2,722	4,224	575
B & M	Bargain store	3,530	3,604	Shared
Snap Fitness (above Shops)				
Nandos / Costa / Subway / Frankie and Benny's / Bella Italia *	Not known	-	-	Shared
Matalan	Clothes Store	1,566	1,957	Shared
Pets at Home	Pet Store	648	810	Shared
Companion Care Vets (inside Pets at Home)	Veterinary Surgery	95	119	Shared
Vacant	Vacant (was Intersport)	775	929	Shared
Vacant	Vacant (was Brantano)			
Poundland	Shoe shop / discount store	900	958	Shared
Vacant	Vacant (was Next clearance)	920	967	Shared
McDonalds	Restaurant	-	-	
Totals		11,156	13,568	575

Cribbs Causeway, Retail Park (Out of Centre – data not included in statistics for AMR)

Occupant	Function (Last known if Vacant)	Net F/space (sq.m)	Gross F/space (sq.m)	Car Parking Spaces
Asda	Superstore	8,361	16,258	1,183
Vacant	Vacant (was Toysrus)	2,415	4,706	229
Vacant	Vacant (was Wickes)	1,977	2,285	81
Halfords	Motor Accessories	3,864	4,830	186
B and M	Home store			Shared with Halfords
Hobby Craft	Craft / Hobby Store	1,115	1,338	Shared
TK Maxx	Clothing	1,422	1,777	Shared
Dreams	Bed Store		-	Shared
VACANT	Vacant (was Household Goods)		7,061	300
Tapi Carpets	Carpets	5,649		
Home Sense	Household Goods			
Vacant (LOAF opening soon)	Vacant	(1,000 vacant)	-	Shared
Carpet Right / Paul Simon	Furniture/Home Furnishing	1,412	1,765	Shared
Currys / PC World Superstore (Starbucks/Carphone Warehouse)	Electrical Store	5,389	6,596	800
Smyths Toys	Toy shop			Shared with Currys et al
SCS	Furniture Store			Shared with Currys et al
Oak Furnitureland	Furniture Store			Shared with Currys et al
Argos	Catalogue Store			Shared with Currys et al
Harveys / Bensons for Beds	Furniture / Interiors Store	13,159	15,485	Shared with Currys et al
Wren Kitchens	Furniture / Interiors Store			Shared with Currys et al
Sports Direct	Sports Goods			Shared with Currys et al
Next Home	Home and garden			
Harveys	Bedrooms			Shared with Currys et al
Magnet	Kitchen Showroom	465	557	Shared with Currys et al
D.F.S	Furniture Store	1,385	1,901	94
Makro	Warehouse Club	9,290	9,500	450
Porcelanosa	Tile warehouse	1,000	3,500	34
Topps Tiles	Tile / bathroom warehouse	436	545	47
Morrisons	Supermarket	3,383	6,829	551
B & Q Warehouse	DIY Store	11,306	14,077	578
Furniture Village	Furniture Store	1,845	1,845	Shared with B&Q
In 'n' Out Car Services	Car Services			
Tileflair	Tile warehouse	372	1,486	19
Totals		74,245	102,341	4,505

Longwell Green Retail Park (Out of Centre – data not included in statistics for AMR)

Occupant	Function (Last known if Vacant)	Net F/space (sq.m)	Gross F/space (sq.m)	Car Parking Spaces
Asda	Foodstore	9,819	15,387	919
Vacant	Vacant (was Homebase)	2,787	3,345	136
Wickes	DIY Store	2,190	2,847	130
Jollye's Pet Foodstore	Pet Food	578	620	Shared with Wickes
B&Q Warehouse *	DIY Store	11,022	13,778	577
Currys & PC World & carphone warehouse	Electrical Goods	1,115	1,394	Shared with B&Q
DFS / Carpet Right **	Furniture/carpets	1,917	1,977	74
Tile Flair	Tile Suppliers	1,064	1,330	NK
Avondale Tiles	Tile suppliers	532	665	NK
Multi-Save Carpets	Carpet Store	532	665	NK
Oak Flooring Supplies	Flooring Services	532	665	NK
River Island, Carphone Warehouse, Clinton, Thornton's ***	Various	1,105	1,527	406
Clarks ****	Shoes	449	556	Shared
New Look	Clothes	892	1,115	Shared
Next	Clothes	743	929	Shared
Boots	Chemist	743	929	Shared
Outfit (Dorothy Perkins, Evans, Warehouse, Burton, Wallis, Miss Selfridge, Topman)	Clothes	1,115	1,394	Shared
Marks and Spencer's	Department Store	3,233	3,716	Shared
Totals		40,368	52,839	2,242