

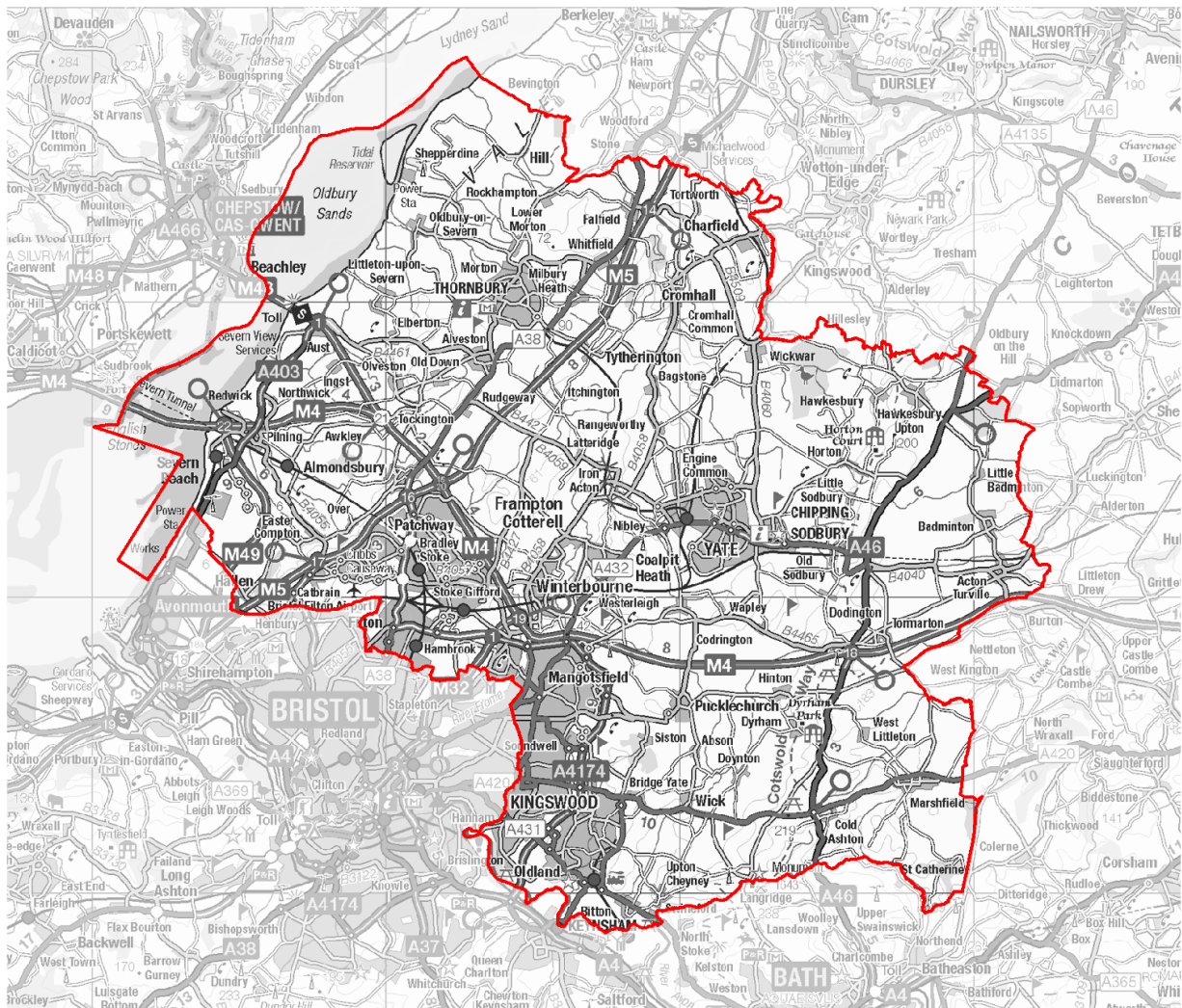
# **2020 AMR AND** **SUPPORTING APPENDICES**

South Gloucestershire Council

Authority's Monitoring Report (AMR)  
2020

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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 sixteenth AMR published by South Gloucestershire Council and covers the monitoring year of 1 April 2019 to 31 March 2020.

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

**1,518 new homes** were completed in 2019/2020, one of the highest numbers since the 1991/1992 monitoring year. This has been the fourth year in a row of consistently high completions.

- 555 (37%) of which were on previously developed (brownfield) land.
- 55% of completions were within the established urban areas of the East (25%) and North (30%) fringes of Bristol and the market towns of Yate/Chipping Sodbury (18%) and Thornbury (17%), thereby demonstrating housing delivery in accordance with the Council's adopted Core Strategy.

**565 Affordable Homes were delivered** in the monitoring year 2019/2020.

- 61% of which were in the urban areas of the North and East Fringes of Bristol.
- Of the 565 homes, 361 were for social rent, 69 were for affordable rent, 135 were for intermediate affordable (all for shared ownership).

South Gloucestershire's 5 year housing land supply at December 2019 is confirmed at 5.28 years which was published as an early extract on our website on 22<sup>nd</sup> December 2020.

- 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 2020 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 2020 the register contains: **123 sites, 104 of these are live with potential to deliver 4,618 new homes.**
  - 4 sites on the Brownfield Register have been completed in the last year, these are accounted for as part of the 1,518 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**

The ongoing covid-19 pandemic has had an impact on our usual monitoring windows for each year and in some cases this has meant we have been unable to gather information on a timely manner due to lockdowns. This has particularly impacted our economic land availability surveys as well as our retail surveys.

In this June update to the 2020 AMR, the majority of this section has been refreshed. This shows that:

- The amount of traditional employment land is steadily depleting (in that it is being either developed for traditional ‘B’ employment uses, or lost to non-traditional employment such as leisure and retail).
- The number of completions this year was down- however this can be largely attributed to the immediate impact of Covid-19, and it is anticipated that completions will pick up as restrictions are lifted.
- The amount of safeguarded employment land lost to residential for the 2020 financial year was 0 Ha, however sites remain under pressure, especially considering the change in Use Classes, which now allows certain Employment uses to convert to Residential under Permitted Development.

Please see **Appendix B** for a composite list of employment sites that have planning permission, and those that are now complete.

With regards to retail, it has not been possible to carry out the in depth retail surveys as many high street premises have not been open due to the covid-19 pandemic. Furthermore, recent changes to regulations concerning the Use Class Order has also impacted on the effectiveness of current retail monitoring. Due to this no retail survey was undertaken in 2020 and the council is currently assessing how we might undertake retail surveys in future to reflect new regulations and ensure monitoring is effective.

## **An Environmental Role**

- There has been no change to the area recorded as Green Belt (GB) in the 2019/2020 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 2019/2020 monitoring year after losing one to lack of management and change of land use.
- The Heritage Lottery Fund Project ‘A Forgotten Landscape’ completed in 2019/2020.

- Work is on-going for the Avonmouth Severnside Flood Defence Improvements Project. 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.
- 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 sixteenth AMR prepared by South Gloucestershire Council; it covers the period 1 April 2019 to 31 March 2020 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 Government<sup>1</sup> announcing the withdrawal of guidance<sup>2</sup> on local plan monitoring, allowing local authorities to choose which targets and indicators they include in their monitoring report.

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 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

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

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

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

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

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.

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, and it 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. 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.

The Council prepared a Scoping Report in autumn 2020. This draft Scoping Report was then published in October 2020 for a five-week consultation period with the environmental bodies (Historic England, Natural England and the Environment Agency) in line with Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004.

The responses received during this period have informed the preparation of the Sustainability Appraisal of the Local Plan Phase 1 consultation document which was published in November 2020 and is available to view on the Local Plan Evidence Base page on the [Council's website](#).

## **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. The council's current LPDP is available at:

<https://beta.southglos.gov.uk/local-plan-delivery-programme/>

## **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 Council



Plan 2020: <https://beta.southglos.gov.uk/publications/council-plan-2020-2024/council-plan-2020-2024/>

Through the West of England 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. Further updates will be made of the LPDP as required.

\*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 of January 2021

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 Spatial Development Strategy covering the four authorities of Bristol, Bath and North East Somerset, South Gloucestershire and the West of England Combined Authority is currently underway. This work is being coordinated by the West of England Combined Authority (WECA) working with the three authorities. The Spatial Development Strategy (SDS) will set out strategic policies for the West of England area. Further information on this can be found in the South Gloucestershire [Local Plan Development Program \(LPDP\)](#) or on WECA's [website](#).

## 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. A set of recommendations for action were published in 2020, and a year 1 climate emergency action plan was approved. Further information on progress and actions can be found [here](#) and an annual report on the Climate Emergency will be published each December. 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.

### 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

Monitoring Year	Application contrary to PSP4		Application not contrary to PSP4		Applications withdrawn
	Applications approved	Application Refused	Applications approved	Application Refused	
2018/19	0	2	1	0	0
2019/2020	0	0	3	0	0

**Table 1.1**

### Commentary

There have been no applications approved contrary to the objectives of policy PSP4 Designated Local Green Spaces. Three applications have been approved which lie within a local green space designation, however in all three cases the proposals were considered appropriate development and not contrary to the policy. Below is the comments that can also be found in the Officers Report

**P19/1815/F**

Officer conclusion: This proposed community café is to provide some basic food and drink facilities to improve and enhance the outdoor experience for the visitors who using the existing skate park, it is therefore considered that the proposal would be an appropriate development, therefore comply with Policy PSP4. A planning condition is imposed to restrict the use of the proposed community café to ensure that the development will fall within the Exception of PSP4.

**P20/00393/F**

Officer conclusion: The site as a whole, inclusive of the playing fields, park and allotments is allocated in the Local Plan as designated local green space (PSP4). The OFFTEM proposed change of use of a relatively small area within this to play area are considered commensurate and therefore acceptable in principle. The principle of the proposals within the sites Green Belt context would also however require to be assessed.

**P19/13853/F**

Officer conclusion: Given that the proposal is to improve the existing facilities for the outdoor sport and the proposed extension does not result in a disproportionate addition over and above the size of the original building, therefore it is considered that the proposal would not have an adverse impact upon the designated Local Green Space, as such, no objection is raised from this regard.

## 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 Green Belt change (Related to Policy CS5 and PSP7)**

<b>Year</b>	<b>Statutory Green Belt change</b>
<b>2013/2014</b>	- 205.47 ha
<b>2014/2015</b>	None
<b>2015/2016</b>	None
<b>2016/2017</b>	None
<b>2017/2018</b>	-0.1 ha
<b>2018/2019</b>	None
<b>2019/2020</b>	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 2019/2020 monitoring year.



### Appeals won/lost where Policy PSP7: Green Belt was a material consideration

Date	PSP8	
	Won	Lost
2018/2019	3	0
2019/2020	8	1

Table 2.2

### Appeals won/lost where Policy PSP8: Residential Amenity was a material consideration

Date	PSP8	
	Won	Lost
2018/2019	11	0
2019/2020	8	2

Table 2.3

### Commentary

The Policies, Sites and Places Plan includes PSP8 Residential Amenity. In the monitoring year 2019/2020 7 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
2019/2020	3	1

Table 2.4

### Commentary

One Health Impact Assessment was submitted as part of a Very Major application approved in the monitoring year 2019/2020. This was for the YTL Arena.

### **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**

Permission was granted for the Falfield Park and Share which is currently being built out. 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 JLTP4, 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	
<b>2013/2014</b>	***	***	***	***	***	***	***
<b>2014/2015</b>	12 (8%)	8 (5%)	116(79%)	5(3%)	2(1%)	3(2%)	<b>146</b>
<b>2015/2016</b>	8 (8%)	3 (3%)	76 (76%)	5 (5%)	1 (1%)	3 (3%)	<b>100</b>
<b>2016/2017</b>	19 (16%)	5 (4%)	86 (70%)	9 (7%)	2 (2%)	1 (1%)	<b>122</b>
<b>2017/2018</b>	5 (6%)	6 (7%)	66 (80%)	3 (4%)	0 (0%)	3 (4%)	<b>83</b>
<b>2018/2019</b>	7 (9%)	5 (6%)	65 (80%)	3 (4%)	1 (1%)	0 (0%)	<b>81</b>
<b>2019/2020</b>	11 (15%)	24 (32%)	35 (47%)	2 (3%)	3 (4%)	0 (0%)	<b>75</b>

**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 94% 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.

## Air Quality Monitoring

Previously the following indicators were monitored under the AMR however these are now included in the [Air Quality Annual Status Reports](#) [Air quality reports | South Gloucestershire Council \(southglos.gov.uk\)](#)

1. No. of 'poor' air quality days when pollution exceeds national air quality objectives
2. Annual average nitrogen dioxide levels
3. Number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m<sup>3</sup>) in South Gloucestershire
4. No. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m<sup>3</sup>) outside AQMAs

## 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
<b>2013/ 2014</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
<b>2014/ 2015</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	53 sites
<b>2015/ 2016</b>	108.69 Ha (9 LNRs)	269 sites	553 Ha (22 sites)	11,800 Ha	4, 104 Ha	53 sites
<b>2016/ 2017</b>	108.69 Ha (9 LNRs)	273 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	67 sites
<b>2017/ 2018</b>	108.69 Ha (9 LNRs)	273 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	67 sites
<b>2018/ 2019</b>	108.69 Ha (9 LNRs)	272 sites	553 Ha (22 sites)	11,800 Ha	4,104 Ha	67 sites
<b>2019/ 2020</b>	108.69 Ha (9 LNRs)	271 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

South Gloucestershire Council declared a Climate Emergency in July 2019. In order to respond to the climate emergency, the council also recognises the nature emergency and has determined that both issues are interconnected and need to be addressed urgently and in a coordinated way as referenced in the Council's [Climate Change Strategy](#): ***'Our approach is to embed tackling the ecological emergency within and alongside the broad Climate Emergency agenda as it is a critical aspect of the wider environmental crisis and to make it clear that we need to act holistically.'*** Aligned with this approach, Green Infrastructure and Nature Recovery is both a priority programme of work within the annual Climate Emergency action plan and an overarching requirement across all Climate Emergency projects.

Work is on-going for the Avonmouth Severnside Flood Defence Improvements Project. 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.

The number of SNCIs in South Gloucestershire has unfortunately been reduced by one to 271 after losing one to lack of management and change of land use.

The Heritage Lottery Fund (HLF) Project 'A Forgotten Landscape' has now completed, culminating in environment improvements to 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).

Key work underway includes preparation of a suite of Climate Emergency SPDs for green infrastructure, trees on development sites, sustainable urban drainage systems and self-build. The council has also committed to working with our partners to plant and establish trees across South Gloucestershire by 2030, to double tree canopy cover at maturity (from 10% to 20%) including doubling our semi-natural broadleaved woodland cover (from 6% to 12%) and optimising natural regeneration and dynamic mosaic areas to increase biodiversity and resilience. The council is also undertaking changes to the management of highway verges to improve biodiversity and working with partners through the River Frome Reconnected programme to restore and improve the River Frome catchment.

A South Gloucestershire Green Infrastructure Strategy is being prepared ***'to bring together the council and our partners' ambitions, obligations, priorities and***

**commitments; for green infrastructure to deliver a shared vision for ‘greener places where people and nature thrive’ across our area.’** This new strategy will align with local, regional and national priorities and requirements and include:

- the planning and design of green infrastructure within new development, as set out in our planning policies
- the approach the council will take to managing green infrastructure we have responsibility for
- how we will work together with our partners and local communities to deliver our shared vision and priorities

### 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
2019/2020	-	-	-	-	-	-	-

**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	Declining	Static



Year	Bullfinch	Dormouse	Lesser Horseshoe Bat	Song Thrush	White Clawed Crayfish	Great Crested Newt	Tassel Stonewort
					previously thought extinct.)		
2019/2020	-	-	-	-	-	-	-

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
2019/2020	-	-	-	-	-	-	-	-

Table 4.3c

Source: Ecological Officer (South Gloucestershire Council)

**Commentary**

Due to the ongoing Covid-19 pandemic the council have been unable to acquire the information for the above tables.

**No. of appeals won/lost by the Council where AONB, a Conservation Area or Listed Building was a material consideration (Policies PSP2, 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
2019/2020	10	0	6	0	3	0

**Table 4.4**

Note: 2019/2020 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
2019/2020	2	2	4	8

**Table 4.5**

**Commentary**

The Heritage at Risk Register currently holds 16 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
2019/2020	22	3	5	2

**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	3.59 million tonnes
2018/2019	Data not currently available (awaiting publication of 2009 - 2018 LAA)
2019/2020	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 for the West of England\* is in excess of 37 years. Further information is available in the West of England Local Aggregates Assessment (LAA), which is available on the Council's [Local Plan evidence base page](#).

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

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

Year	Area of land affected
2018/2019	0.23ha
2019/2020	None

**Table 4.8**

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

### Commentary

In the 2019/2020 monitoring year, no land within the Mineral Safeguarding Area was affected by new permissions for major built development.

All of the permissions granted for major built development were either on sites allocated through the Council's Local Plan or were reserved matters applications. In both cases, the principle of development has been agreed previously and are not included here to avoid double-counting.

This indicator monitors the Mineral Safeguarding Areas defined by the Policy PSP24 of the Policies, Sites and Places Plan. Previously, this indicator monitored the Mineral Resource Area (defined by a now superseded Local Plan) which was a different geographical area and therefore the data collected previously is not comparable.

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

Year	Applications Granted Contrary to CA Advice
2018/2019	1
2019/2020	0

**Table 4.9**

In the monitoring year 2019/2020 no applications were granted where an objection from the coal authority was maintained. Although there were some applications where an initial objection was raised these were later removed after the necessary evidence was produced and assessed through the application process. Some application did not have an objection however where granted with necessary conditions.

## 5. Managing Economic Prosperity

### *June 2021 update*

*As indicated in previous sections of the 2020 AMR, the pandemic impacted upon the suitability of carrying out site visits; initially due to the safety concerns of carrying these out, and then made more difficult due to the fact that some operations which were not deemed as essential were hibernated.*

*At the time of initial publication in March 2021, information in this section was still being assessed. This work has since been undertaken, and the majority of this section has been updated.*

*The retail surveys have been impacted where many high street premises have not been open due to the covid-19 pandemic. **Therefore no retail surveys have been undertaken for this monitoring year (2019-20).** As a result, these indicators are not included in this year's AMR. Monitoring of retail will resume as soon as practicably possible and it is hoped that next year's AMR will include an updated position.*

*Please note that the information provided in this section gives the best possible assessment of information obtained from site visits. Note that where it was not possible or safe to access the site, information from previous years monitoring were used.*

### Introduction

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 past few years include the Science Park at Emersons Green, help 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

## Use Class Changes

On 1 September 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force. This is likely to have implications for the current monitoring practises of retail and employment premises for the council. Among other changes the new use class system has introduced three new classes, Use Class E – Commercial, Business and Service, Use Class F1 – Learning and non-residential institutions and Use Class F2 – Local community uses. This has resulted in the combining of a number of previous use classes into a single Use Class E. The council will need to review its current monitoring arrangements to ensure it remains effective.

**Appendix B** lists the commitments and completions for employment generating uses during the 2019/20 financial year.

**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
2019/2020	6.96	22.33	0.73	-3.97	48.35	247.67	<b>322.075</b>

**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 over recent years. Whilst traditional 'B' use classes have been declining, the amount of permissions granted for 'Mixed' uses has increased. These schemes are those that have an employment generating element associated with them, such as retail, leisure and care homes.

In this monitoring year, there have been a couple of significant new traditional employment schemes approved, such as PT18/4908 (Development of 10,872sqm of research and development facility (B1b)) at East Works Site, Gloucester Road), and more recently the erection of up to 18,500 sqm of B1 office space at Parklands in Hambrook (P19/4944/O). These two applications have helped boost the amount of traditional employment land available, and has helped stem the overall loss of employment land.

It is important to note that in this monitoring year, the overall total is greater than it was between 2017 and 2019. This change can be attributed to the erroneous exclusion of C2 developments during these 2 years. These have been re-included as whilst they provide a predominantly residential aspect, they also generate employment.



**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
2019/2020	16,656	1,980	4,411	-466	5,746	30,872	61,760

**Table 5.2** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

**Commentary**

This indicator shows the amount of new employment floorspace available (sites with planning permission yet to be developed) for the last financial (2019/20) was at around 61,760 sqm net which includes significant gains for B1(a), and B8 use classes.

The increase in floorspace for B1(a) is following the permission at Parklands, Stoke Gifford (P19/4944/O) for 18,500sqm. This permission helps to offset B1(a) losses at three sites across the authority, namely Kingsgate House in Kingswood (P19/10586/PNOR), St Michaels House in Severnside (P19/10134/PNOR) and 210B Park Avenue, Aztec Park )P19/4597/F) totalling 1,911sqm.

Again, as in previous years, there has also been a significant increase in the amount of mixed uses approved. This includes the granting of permission at Plot 8020 Western Approach, as well as mixed uses at Harlequin Office Park, Emersons Green.

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

Previous use	2013/14	2014/15	2015/16	2016/17	2018/19	2019/20
<b>B1a</b> – Office (Ha)	0.96	-	2.01	1.83	0.82	0
<b>B1</b> – Mixed (Ha)	0.23	-	-	0.28		0
<b>B2</b> - General Industry (Ha)	-	-	-	-	2.47	0
<b>B8</b> – Storage and Distribution (Ha)	-	0.39	2.21	0.11	-	0
<b>Mixed B</b> (Ha)	-	1.67	-	-	1.33	0
<b>TOTAL</b>	<b>1.19</b>	<b>2.03</b>	<b>4.22</b>	<b>2.22</b>	<b>4.62</b>	<b>0</b>

**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, no land has been lost to residential development.

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

Year	Amount of employment land lost
<b>2013/2014</b>	No loss
<b>2014/2015</b>	No loss
<b>2015/2016</b>	1.29 ha
<b>2016/2017</b>	0.02 ha
<b>2018/2019</b>	No loss
<b>2019/2020</b>	No loss

**Table 5.4** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

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

Previous use class	2013/14		2014/15		2015/16		2016/17		2018/19		2019/20	
	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)	No. of homes created	Loss of area (net Ha)
<b>B1a</b>	11	0.44	8	0.08	28	0.89	7	0.46	15	0.36	0	0
<b>B1b</b>	-	-	1	0.05	-	-	-	-	-	-	0	0
<b>B1c</b>	-	-	-	-	-	-	3	0.40	10	0.3	0	0
<b>B2</b>	15	0.20	6	0.08	11	0.64	1	0.09	0	0	0	0
<b>B8</b>	-	-	2	0.09	13	0.39	4	0.09	0	0	0	0
<b>Total</b>	26	0.64	17	0.29	52	1.92	15	1.04	25	0.66	0	0

**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 m<sup>2</sup> approved for B8 uses outside of the Enterprise Areas and Safeguarded Employment areas (Policy CS12 and PSP27)

During 2019/20 outside of the allocated CS12 sites, five applications for B8 uses were approved, totalling 7896sqm in size. The largest of these applications was P19/3779/F where 3600sqm of B8 floorspace was approved in Siston.

#### Commentary

The purpose of this 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 3000m<sup>2</sup> 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.

***As outlined at the beginning of the chapter the council will need to review its monitoring practices to reflect recent regulation updates to the Use Class System***

		<b>'A' use classes</b>	<b>B1a</b>	<b>D2</b>	<b>Other Mixed</b>	<b>Total</b>
<b>2013/14</b>	<b>Town Centre Area</b>	1,482	0	0	0	1,482
	<b>SG Total</b>	9,212	-2,715	0	9,009	15,506
<b>2014/15</b>	<b>Town Centre Area</b>	743	0	0	0	743
	<b>SG Total</b>	2,901	0	24,700	4,518	32,119
<b>2015/16</b>	<b>Town Centre Area</b>	306	0	0	7,797	8,103
	<b>SG Total</b>	3,187	-5,698	6,956	26,800*	31,245
<b>2016/17</b>	<b>Town Centre Area</b>	-2,187	-858	657	0	-2,388
	<b>SG Total</b>	-6,599	-2,300	3,105	0	-5,794
<b>2018/19</b>	<b>Town Centre Area</b>	3,454	-700	0	0	3,458
	<b>SG Total</b>	3,454	8,261	-500	2,455	13,670
<b>2019/20</b>	<b>Town Centre Area</b>	0	0	0	0	0
	<b>SG Total</b>	4,032	-7,754	-462	47,100	41,966

**Table 5.6** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

### **Commentary**

During 2019/20, Table 5.6 shows that there has been additional A1 floorspace created across South Gloucestershire, however not within town centres. This can be attributed to completion of the partial demolition of the existing retail unit at Homebase, Longwell Green, to facilitate the subdivision of the units and creation of mezzanine levels (application P19/3094/F).

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

Year	A1 & A2
2013/14	9,527
2014/15	263
2015/16	1,861
2016/17	-5,942
2018/19	4,158
2019/20	0

**Table 5.7** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

**Commentary**

This indicator assesses how much A1 and A2 retail floorspace has been completed in the authority, within designated town centres (policy CS14 and PSP31). No applications were completed in retail centres during the last financial year.

**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%
2019/2020	-	-	-

**Table 5.8** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

**Commentary**

Please see the text at the beginning of the chapter on page 28 which outlines why there is no retail data for this monitoring year.

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

*As outlined at the beginning of the chapter the council will need to review its monitoring practices to reflect recent regulation updates to the Use Class System*

	2013/14	2014/15	2015/16	2016/17	2018/19	2019/20
<b>Chipping Sodbury</b>	1.9	3.7	3.7	5.6	5.5	-
<b>Downend</b>	3.3	6.7	3.4	3.4	3.4	-
<b>Emersons Green</b>	0	0	0	0	0	-
<b>Filton</b>	12.5	16.7	20.0	14.3	10	-
<b>Hanham</b>	12.8	18.4	11.8	9.1	2.9	-
<b>Kingswood</b>	16.3	13.1	14.3	12.8	15.4	-
<b>Patchway*</b>	-	-	-	-	28.6	-
<b>Staple Hill</b>	4.8	4.9	4.8	6.9	6.3	-
<b>Stoke Gifford*</b>	-	-	-	-	0	-
<b>Thornbury</b>	8.2	11.0	6.9	6.9	5.8	-
<b>Yate (exc. Station Road)</b>	16.5	15.2	12.2	8.4	9.1	-
<b>Bradley Stoke</b>	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

Please see the text at the beginning of the chapter on page 28 which outlines why there is no retail data for this monitoring year.

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

	2013/14	2014/15	2015/16	2016/17	2018/19	2019/20
<b>Chipping Sodbury</b>	6	3	4	8	5	-
<b>Downend</b>	1	3	2	1	1	-
<b>Emersons Green</b>	0	0	0	0	3	-
<b>Filton</b>	4	5	7	6	4	-
<b>Hanham</b>	6	9	9	6	3	-
<b>Kingswood</b>	21	24	20	20	21	-
<b>Patchway*</b>	-	-	-	-	0	-
<b>Staple Hill</b>	12	12	6	6	5	-
<b>Stoke Gifford*</b>	-	-	-	-	0	-
<b>Thornbury</b>	17	19	14	16	9	-
<b>Willow Brook Centre</b>	0	1	1	1	0	-
<b>Yate</b>	13	14	11	9	15	-
<b>Total</b>	<b>80</b>	<b>90</b>	<b>74</b>	<b>73</b>	<b>66</b>	<b>-</b>

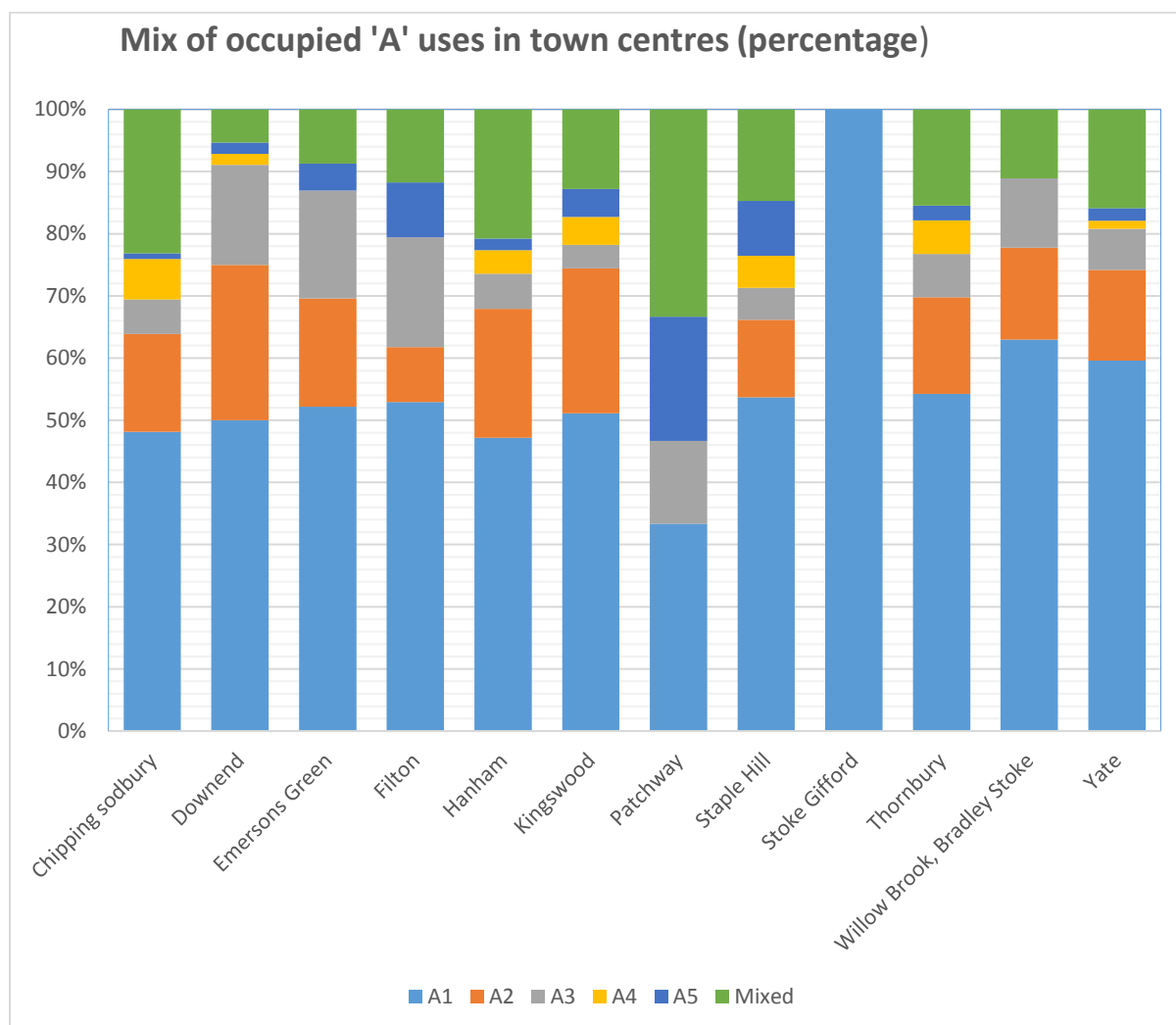
**Table 5.10** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council) \*note Patchway and Stoke Gifford have only been surveyed since 2019

### Commentary

Please see the text at the beginning of the chapter on page 28 which outlines why there is no data for this monitoring year.

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

*As outlined at the beginning of the chapter the council will need to review its monitoring practices to reflect recent regulation updates to the Use Class System*



**Figure 5.11** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

#### Commentary

Figure 5.11 is from the 2018/2019 monitoring year. Please see the text at the beginning of the chapter on page 28 which outlines why there is no data for this monitoring year.

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

*As outlined at the beginning of the chapter the council will need to review its monitoring practices to reflect recent regulation updates to the Use Class System*

Year	A3	A4	A5	Mixed A3/A4/A5
2018/19	5 (1 allowed at appeal)	2	3	-
2019/20	8 (1 allowed at appeal)	1	7	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 numbers of A3, A4 and A5 uses approved across the authority, in line with policy PSP35. Of the 19 that were approved, four of these were within designated town centres; two in Kingswood where permission was granted to change the use of an A1 unit into an A4 micro pub (P19/1431/F), and also at another unit to change the use from A1 to a Café (A3) and Children's play space (D2) (application P19/13716/F). The other two town centre applications were in Hanham and in Staple Hill. The table also includes the new service station on the M49 at Central Park, Severnside (PK18/6112/F) and the mixed used development at Harlequin Office Park at Emersons (P19/8333/F) for a Hotel (C1) and Restaurant/Pub (A4/A5). As more data is added over the next few AMR's, it will be possible to assess the impact of this policy.

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

*As outlined at the beginning of the chapter the council will need to review its monitoring practices to reflect recent regulation updates to the Use Class System*

	A3	A4	A5	Total No. units in designated centres
2018/19	64	32	34	1027
2019/20	-	-	-	-

**Table 5.13** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)



**Commentary**

Please see the text at the beginning of the chapter on page 28 which outlines why there is no data for this monitoring year.

**Amount of completed leisure development in South Gloucestershire (sq.m net floorspace) (Policy CS23 and CS14)**

*As outlined at the beginning of the chapter the council will need to review its monitoring practices to reflect recent regulation updates to the Use Class System*

Year	D2 – leisure completed (Sq.m) whole of South Gloucestershire	D2 – leisure completed (sq.m) in designated CS14 town centres
2013/2014	Nil	0
2014/2015	24,700	0
2015/2016	6,956	0
2016/2017	3,105	0
2017/2018	1,577	0
2018/2019	1,077	0
2019/2020	-462	0

**Table 5.14** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

**Commentary**

Table 5.14 indicates that over this past financial year, there has been a decrease in the amount of D2 leisure floorspace across the authority. This loss, however, was not within one of the designated town centres. Note, table

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

*As outlined at the beginning of the chapter the council will need to review its monitoring practices to reflect recent regulation updates to the Use Class System*

	Retail (A1 - A5)	Offices (B1a)	Industry and warehousing (B1b, B1c, B2, B8, Mixed B, SG Industrial)	Other (C1, C2, D1, D2, SG, Mixed)	Total
<b>2013/2014</b>	241	209	153	486	1,089
<b>2014/2015</b>	131	0	543	684	1,358
<b>2015/2016</b>	78	-324	562	513	829
<b>2016/2017</b>	-10	136	1,898	73	2,097
<b>2018/2019</b>	58	19	993	845	1,915
<b>2019/2020</b>	212	1,500	1,688	268	3,668
<b>Total</b>	<b>710</b>	<b>1,540</b>	<b>5,837</b>	<b>2,869</b>	<b>10,956</b>

**Table 5.15** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

#### Commentary

Since 2013 it is estimated that almost 17,541 additional jobs may have been created in the district through completed developments which required planning permission; 3,668 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)**

<b>Date</b>	<b>Applications approved for telecommunication infrastructure</b>
2018/2019	0
2019/2020	2

**Table 5.17** Source: Strategic Planning Policy and Specialist Advice Team (South Gloucestershire Council)

**Commentary**

There have been 2 approved applications for telecommunications infrastructure in the monitoring year 2019/2020. 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**

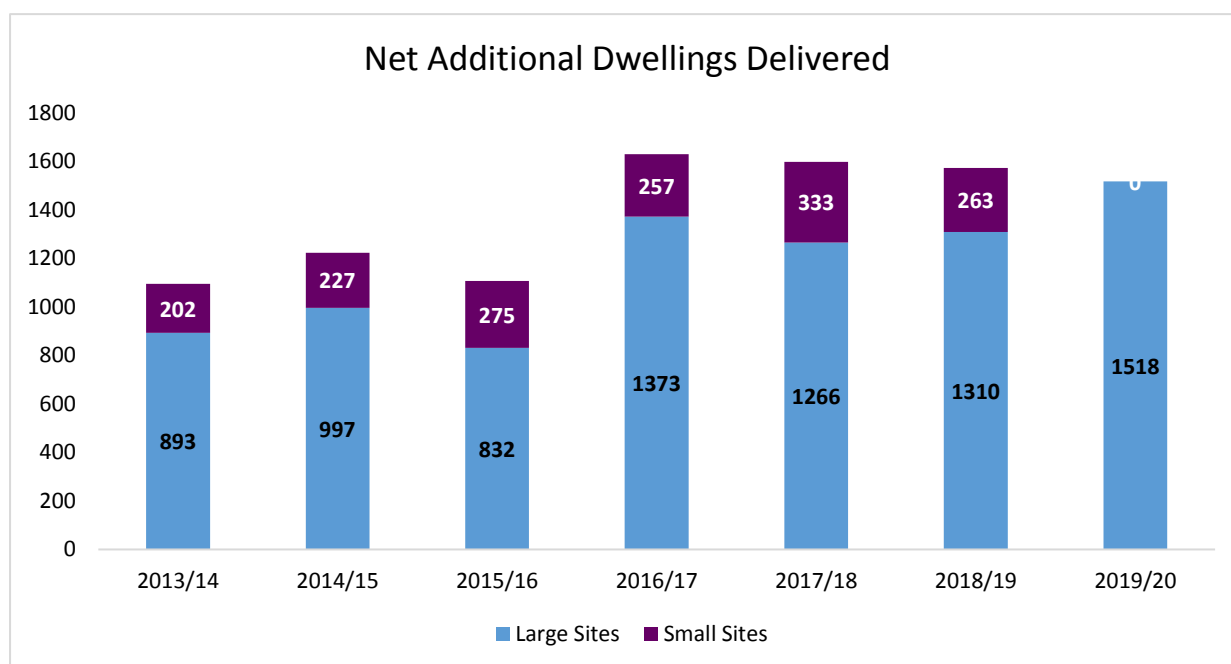
Paragraph 73 of the National Planning Policy Framework (NPPF, February 2019), requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Housing requirements are set out in adopted strategic 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.

### **Impact of COVID-19 on 2019/2020 monitoring**

The ongoing covid-19 pandemic has had an impact on our usual monitoring windows for each year and in some cases this has meant we have been unable to gather information due to lockdowns and to ensure the safety of council staff and the public. This has particularly impacted our residential land survey. Through limited windows, when it was considered safe to do so, staff have prioritised monitoring of large sites (10 or more homes) to get as full a picture as possible of the completions for the 2019/2020 monitoring year. However the data gathered does not include small sites (sites of 1-9 homes). Small site completions not recorded for 2019/20 will be picked up as part of the 2020/21 survey.

**Net additional dwellings – in previous years and 2019/2020.****Table 6.1****Analysis of completions in current monitoring year (2019/2020)**

	South Glos Total
<b>New build completions</b>	1,209
<b>Demolitions</b>	0
<b>Change of use (net gain)</b>	305
<b>Conversions (net gain)</b>	0
<b>Other gains</b>	0
<b>Net additional homes</b>	<b>1,518</b>

**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)
<b>2013/2014</b>	14	14	1,123	1,095
<b>2014/2015</b>	70	31	1,325	1,224
<b>2015/2016</b>	11	32	1,150	1,107
<b>2016/2017</b>	44	18	1,692	1,630
<b>2017/2018</b>	27	38	1,664	1,599
<b>2018/2019</b>	30	16	1,619	1,573
<b>2019/2020</b>	0	0	1,518	1,518

**Table 6.3**

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

### Number of dwellings by policy area (CS15)\*

Policy Area	<i>North Fringe</i>	<i>East Fringe</i>	<i>Yate &amp; Chipping Sodbury</i>	<i>Thornbury</i>	<i>Elsewhere</i>
<b>Total Number of Completions</b>	450 (30%)	387 (25%)	267 (18%)	258 (17%)	156 (10%)

**Table 6.4**

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

### Commentary

As illustrated by Table 6.1, in the year to April 2020, 1,518 homes (net) were completed in South Gloucestershire.

Table 6.2 shows that the majority (80%) of new developments were 'new build' developments i.e. not created through demolishing or sub-dividing/converting existing dwellings.

100% of completions in the last year were on large sites (those with 10 or more homes), as due to the Covid-19 pandemic small site surveys (those with less than 10 dwellings) were not carried out.

55% of completions were within the established urban areas of the East (25%) and North (30%) fringes of Bristol and the towns of Yate/Chipping Sodbury (18%) and Thornbury (17%), 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 125%. 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 5.28 years' worth of deliverable housing supply against its local housing need.

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

	<b><u>Numerator (identified supply)</u></b>	<b>Dwellings</b>
A)	Total identified deliverable supply 2019/20 to 2023/24	7,836
	<b><u>Denominator (housing need)</u></b>	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs and 2019 affordability ratios)	1,412
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	71
D)	B+C	1,483
E)	<b><u>Five-year land supply (A/D)</u></b>	<b>5.28 Years</b>

**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 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**

<b>Year</b>	<b>Number of homes on Previously Developed Land (gross)</b>	<b>Percentage of homes on Previously Developed Land</b>
<b>2013/2014</b>	445	40%
<b>2014/2015</b>	686	52%
<b>2015/2016</b>	630	55%
<b>2016/2017</b>	786	46%
<b>2017/2018</b>	566	35%
<b>2018/2019</b>	687	44%
<b>2019/2020</b>	555	37%

**Table 6.6**

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

### **Commentary**

In the year to April 2020 37% 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	2019/ 2020
<b>i) Less than 30 dwellings per ha</b>	8%	11%	0%	40%	-	25%	4%
<b>ii) Between 30 and 50 dwellings per ha</b>	25%	33%	64%	29%	-	10%	96%
<b>iii) Above 50 dwellings per ha</b>	67%	56%	36%	31%	-	65%	

**Table 6.7**

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

*\*numbers are for fully complete sites only*

**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 2020 the vast majority (96%) of homes (on fully completed 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		2019/2020	
		Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat
<b>1 bed</b>	27	141	11	198	24	121	25	220	-	-	20	246	6	21
	2%	13 %	1%	15 %	2%	11 %	1%	13 %	-	-	2%	20 %	7%	25 %
<b>2 bed</b>	161	247	149	292	233	160	262	251	-	-	190	278	11	0
	14 %	22 %	11 %	22 %	20 %	14 %	16 %	15 %	-	-	16 %	23 %	13 %	0%
<b>3 bed</b>	310	0	347	5	378	0	532	2	-	-	239	7	20	0
	28 %	0%	26 %	(<1 %)	33 %	0%	31 %	0%	-	-	20 %	1%	24 %	0%
<b>4+ bed</b>	237	0	323	0	234	0	400	0	-	-	236	1	26	0
	21 %	0%	25 %	0%	20 %	0%	24 %	0%	-	-	19 %	0%	31 %	0%
<b>Tot als</b>	735	388	830	495	869	281	1219	473	-	-	687	532	63	21
	65 %	35 %	63 %	37 %	75 %	25 %	72 %	28 %	-	-	56 %	44 %	75 %	25 %
	1,123		1,325		1,150		1,692		-		1,217		63	

**Table 6.8**

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

**\*the information shown for bedroom numbers is for fully complete sites only**

*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	0	0	8	1	0	0	0	0	9
East Fringe of Bristol	6	11	12	25	0	21	0	0	75
Yate/Chipping Sodbury	0	0	0	0	0	0	0	0	0
Thornbury	0	0	0	0	0	0	0	0	0
Elsewhere	0	0	0	0	0	0	0	0	0

**Table 6.9**

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

**\*the information shown for bedroom numbers is for fully complete sites only**

*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 2020 25% of all residential development was comprised of flats (21 homes).

Table 6.8 also illustrates that 55% of houses built in 2019/2020 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.

## Brownfield Register

The council's 2020 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
2020	120,913	291	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 2020, 291 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
2019/2020	565

**Table 6.11**

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

<b>Policy Area</b>	<b>Affordable Housing completions</b>
<b>East Fringe of Bristol</b>	171 (30.3%)
<b>North Fringe of Bristol</b>	173 (30.6%)
<b>Yate/Chipping Sodbury</b>	78 (13.8%)
<b>Thornbury</b>	54 (9.6%)
<b>Rural Areas</b>	89 (15.8%)
<b>Total</b>	<b>565</b>

**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 2020, 565 affordable homes were delivered in South Gloucestershire, all of which were new build and 60.9% of which were in the urban areas of the North and East Fringes of Bristol.

Of the 565 homes, 361 were for social rent, 69 were for affordable rent, 135 were for intermediate affordable (all for shared ownership).

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.

**Policy CS19- Rural Exception Schemes**

No rural exception schemes were delivered in the 2019/20 monitoring year, although 15.8% of all affordable housing was completed on sites in rural locations.

**Policy CS22: Gypsy and Traveller Net additional pitches**

<b>Year</b>	<b>Additional Gypsy and Traveller Pitches delivered (Net)</b>
<b>2013/2014</b>	5
<b>2014/2015</b>	7
<b>2015/2016</b>	5
<b>2016/2017</b>	0
<b>2017/2018</b>	6
<b>2018/2019</b>	4
<b>2019/2020</b>	0

**Table 6.13**

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

**Commentary**

In the 2019/2020 monitoring year, there were no additional Gypsy/Traveller pitches delivered in South Gloucestershire.

**Policy CS20: Number of Extra Care housing units completed**

<b>Year</b>	<b>Number of Extra Care housing units completed</b>
<b>2010/2011</b>	123
<b>2011/2012</b>	40
<b>2012/2013</b>	Nil
<b>2013/2014</b>	Nil
<b>2014/2015</b>	Nil
<b>2015/2016</b>	60
<b>2016/2017</b>	Nil
<b>2017/2018</b>	Nil
<b>2018/2019</b>	261
<b>2019/2020</b>	Nil

**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 2019/20, no Extra Care units were completed however a 50 unit scheme started on site in Lyde Green.

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)**

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. The Infrastructure Funding Statement which contains information on Community Infrastructure Levy can be found here:

<https://beta.southglos.gov.uk/community-infrastructure-levy-cil/>

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



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

	Quantity per 1,000 residents (previous)	Quantity per 1,000 residents (2020)	Change	Policy CS24 Standard
<b>Informal recreational greenspace</b>	1.400ha	1.411ha	+0.011ha	1.4ha
<b>Natural/Semi-Natural greenspace</b>	4.724ha	4.733ha	+0.009ha	1.5ha
<b>Allotments</b>	0.141ha	0.141ha	No change	0.2ha
<b>Outdoor sports</b>	1.337ha	1.311ha	-0.026ha	1.6ha
<b>Children's play</b>	0.063ha	0.065	+0.002ha	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.

#### **Natural/Semi-Natural greenspace**

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

#### **Allotments**

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

#### **Outdoor sports**

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

### Children's play

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

N.B. Table 6.13 presents a district wide analysis at a snap shot in time of the provision available and does not therefore preclude the need to undertake a more detailed analysis of local provision levels in support of any development proposals.

### Appeals won/lost where Policy PSP37 was a material consideration

Date	PSP37	
	Won	Lost
2018/2019	0	2
2019/2020	0	0

**Table 6.17**

### Commentary

PSP37 Internal Space and Accessibility Standards for Affordable Dwellings. 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
2019/2020	2

**Table 6.18**

### Commentary

PSP41 Rural Workers Dwellings. In the monitoring year 2019/20, 2 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
2019/2020	5	0

**Table 6.19****Commentary**

PSP43 Private Amenity Space Standards. In the monitoring year 2019/2020 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)	2019/2020 (Ha)
All weather, courts & Greens	30.54	29.24
Sports Pitches	347.34	341.32
Children & Young People	17.84	18.24
Allotments	39.91	39.74
Natural/Semi Nat	1335.17	1337.41
Informal Rec (IROS)	395.81	398.82
<b>Total</b>	<b>2,166.61</b>	<b>2,164.77</b>

**Table 6.20****Commentary**

The table above shows the individual hectares for all categories covering sport and recreational uses as well as the total. The table shows a loss in Sports Pitches of 6.02ha of land, however the overall loss is negated by increases in other categories. The result of this is an overall loss of 1.84 hectares.

## **7. Monitoring the Joint Waste Core Strategy (JWCS)**

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

### **JWCS Strategic Objectives**

- 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.
- To locate waste development in accordance with land use priorities, giving preference to previously developed land and/or urban areas.

### **Relevant Joint Waste Core Strategy Policies**

- Policy 1 – Waste Prevention;
- Policy 2 – Non-residual waste treatment facilities
- Policy 3 – Open windrow composting;
- Policy 4 – Recycling, storage and transfer of construction, demolition and excavation waste at mineral sites;
- Policy 5 – Residual waste treatment facilities – locations;
- Policy 6 – Residual waste treatment facilities – operational expectations;

- Policy 7 – Consideration of residual waste treatment proposals at sites not allocated in the JWCS;
- Policy 8 – Landfill, landraise, engineering or other operations – Principles;
- Policy 9 – Landfilling, landraising and engineering or other operations – Details;
- Policy 10 –Waste water treatment;
- Policy 11 – Planning Designations;
- Policy 12 – General Considerations; and
- Policy 13 – Safeguarding operational and allocated sites for waste management facilities.

**JW1: Recycling/ Composting**

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2017/18 (tonnes)	Capacity lost during 2017/18 (tonnes)	Capacity operational at 31/03/2018 (tonnes)	Capacity permitted but not operational at 31/03/2018 (tonnes)
<b>Bath &amp; North East Somerset</b>		0	0	117,300	0
<b>Bristol City</b>		0	0	638,780	90,000
<b>North Somerset</b>		0	0	268,200	0
<b>South Gloucestershire</b>		0	0	203,220	2,500
<b>(West of England</b>	858,000 <sup>1</sup>	0	0	1,227,500	92,500

**Table 7.1**

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

Source: The four West of England authorities

**Commentary**

There have been changes from the 2018/19 situation in Bristol:

1. 93,780 tonnes per annum (tpa) of operational capacity was gained in 2019/20.  
This consisted of:
  - a. 75,000 tpa from the opening of additional recycling facilities at an existing business in Ashton Vale (ref. 17/06938/F); and
  - b. 18,780 tpa resulting from operations beginning at a recycling business on Severn Road, Avonmouth during 2019/20 (ref. 15/05705/F).

This affected the 'Capacity operational' and 'Capacity permitted but not operational' totals.

2. 200,000 tpa of capacity permitted but not operational was lost during 2019/20.

This related to a planning permission for a recycling business on Chittingen Road, Avonmouth (ref. 08/01749/F) which had been included in the 2018/19 monitoring figures in error, having actually expired in 2012/13.

This affected the 'Capacity permitted but not operational' column.

3. 30,000 tpa of potential capacity was lost during 2019/20.

This resulted from the expiring of a planning permission which would have allowed the extension of Geneco's anaerobic digestion operations in Avonmouth for treating food waste (ref. 15/02123/F). The permission lapsed in the 2018/19 period. In error the 30,000 tpa figure was not removed from the 2018/19 monitoring totals so has been removed from this year's figures.

This affected the 'Capacity permitted but not operational' column.

There were no changes from the 2018/19 situation for the other Unitary Authorities.

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

## JW2: Recovery

Zone & indicative capacity/ requirement at 2026, as set out in the Spatial Strategy (Policy 5 of the JWCS)	Capacity of applications approved during 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	0	0	545,500	520,000	5.625
B~100,000 tpa	0	0	0	0	0
C~150,000 tpa	0	0	0	125,000	0
D~60,000tpa	0	0	0	0	0
E~100,000tpa	0	0	15,000	0	1.1
West of England = 800,000tpa	0	0	560,500	645,000	6.725

Table 7.2

*Source: The four West of England authorities*

**Commentary**

There have been changes from the 2018/19 situation in Bristol affecting Zone A.

A reduction of 130,000 tonnes per annum (tpa) of capacity permitted but not operational during 2019/20. It consisted of:

- a) 100,000 tpa at the Bristol Resource Recovery Centre in Avonmouth.

This followed the decision of the operators not to build the gasification facility element of the scheme originally granted permission in 2012 (ref.

11/01773/F). This was given effect by planning application 19/01868/X being granted permission in 2019/20 which amended the 11/01773/F consent accordingly.

- b) 30,000 tpa at the Bristol Water Waste Treatment Works in Avonmouth.

As also recorded under Table JW1 this loss resulted from the expiring of a planning permission which would have allowed the extension of Geneco's anaerobic digestion operations in Avonmouth (ref. 15/02123/F). Whilst the permission expired in the 2018/19 period, in error the 30,000 tpa figure was not removed from the 2018/19 monitoring totals so is therefore being removed from this year's figures.

This affected the 'Capacity permitted but not operational at 31/03/2020' column.

There were no changes from the 2018/19 situation for the other Unitary Authorities.



**JW3: Landfill****Hazardous/ non-hazardous Landfill**

Unitary Authority	Site Name	Capacity of applications approved during 2017/18 (tonnes)	Landfill capacity which became unavailable during 2017/18 (tonnes)	Landfill operational at 31/03/2018 (tonnes)	Landfill permitted but not started at 31/03/2018 (tonnes)
<b>Bath &amp; North East Somerset</b>	N/A	0	0	0	0
<b>Bristol City</b>	N/A	0	0	0	0
<b>North Somerset</b>	N/A	0	0	0	0
<b>South Gloucestershire</b>	Shortwood Landfill Site	0	0	2,000,000 / 200,000 per annum 2007-2023	0
<b>West of England</b>		0	0	2,000,000 / 200,000 per annum	0

**Table 7.3**

Source: The four West of England authorities

**Commentary**

The only change from the 2018/19 situation relates to the Shortwood Landfill Site in South Gloucestershire. Whilst there are no changes to capacity, the timescales for completing the landfilling and restoration operations have been extended by four years from 2019 to 2023. This was given effect by planning application ref.

P19/09621/RVC being granted permission in 2019/20 which amended the original permission (ref. PK03/1545/F).

**Inert Landfill**

<b>Unitary Authority</b>	<b>Site Name</b>	<b>Capacity of applications approved during 2017/18 (tonnes)</b>	<b>Landfill capacity which became unavailable during 2017/18 (tonnes)</b>	<b>Landfill operational at 31/03/2018 (tonnes)</b>	<b>Landfill permitted but not started at 31/03/2018 (tonnes)</b>
<b>Bath &amp; North East Somerset</b>	N/A	0	0	0	0
<b>Bristol City</b>	N/A	0	0	0	0
<b>North Somerset</b>	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
<b>South Gloucestershire</b>	Shortwood Landfill Site	0	0	250,000 / 20,000 per annum assumed to be for 12 years	0
<b>South Gloucestershire</b>	Berwick Farm Landfill Site	0	0	73,000 / 36,500 per annum for 2 years	0
<b>South Gloucestershire</b>	Beech Hill Farm, Westerleigh	0	0	0	45,000 / 2 years
<b>West of England</b>					

**Table 7.4**

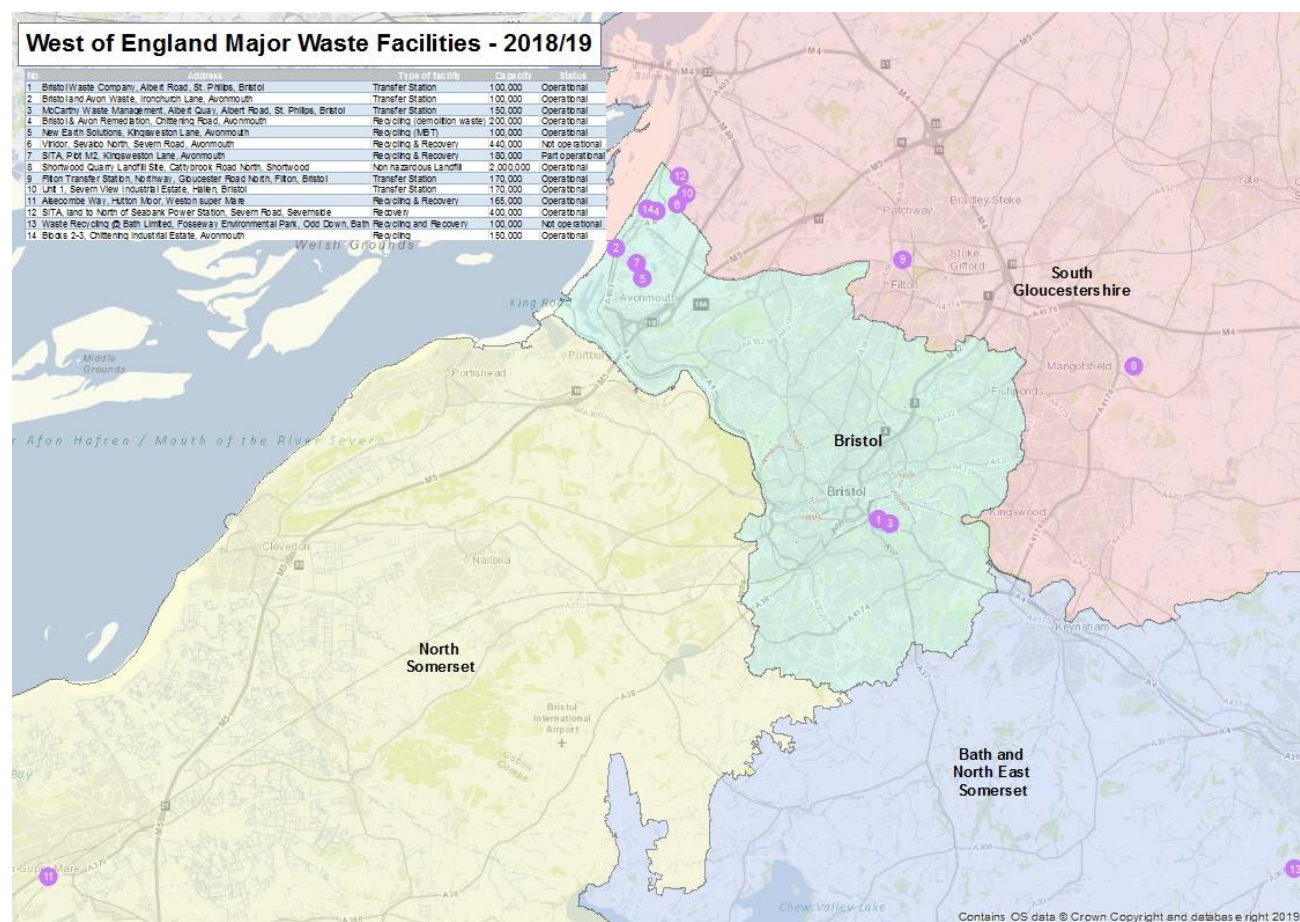
Source: The four West of England authorities

**Commentary**

There have been no changes from the 2018/19 situation in WoE.

## Map of Major waste facilities

(Shows facilities of 100,000tpa capacity or more)



**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 (%)
<b>2014/2015</b>	18,501.66 (15%)	41,462.88 (33%)	271.39 (0%)	62,591.19 (50%)	3192.65 (2%)	<b>126,020 (100%)</b>
<b>2015/2016</b>	15,647.46 (12%)	44,331.96 (35%)	597.77 (1%)	62,270.23 (50%)	2,319.78 (2%)	<b>125,167 (100%)</b>
<b>2016/2017</b>	14,825 (12%)	38,811 (31%)	1,200 (1%)	62,678 (51%)	6,012 (5%)	<b>123,547 (100%)</b>
<b>2017/2018</b>	13,917 (12%)	35,094 (29%)	23 (0%)	63,329 (53%)	7,154 (6%)	<b>119,516 (100%)</b>
<b>2018/2019</b>	12,148 (10%)	31,188 (26%)	0	69,902 (59%)	5,171 (4%)	<b>118,409 (100%)</b>
<b>2019/2020</b>	14,338 (12%)	28,181 (23%)	0	72,228 (60%)	5,341 (4%)	<b>120,088 (100%)</b>

**Table 7.5**

Source: DEFRA

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

**Commentary**

In 2019/20, 120,088 tonnes\* of municipal waste was managed in South Gloucestershire, which is a 1% increase when compared to the previous year. The increase in overall local authority collected waste is in line with the increase in households between 2018/19 and 2019/20.

The increase in landfill and decrease in incineration with energy for waste is the result of operational problems at a treatment site for residual waste.

The increase in the percentage recycled/ composted is still attributed to the move to weekly recycling and smaller bins combined with the impact of targeted education campaigns and working very closely with residents to increase recycling.

## **Duty to Co-operate**

The requirement for local planning authorities (LPAs) to work under the Duty to Cooperate (DTC) 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 publish details of what action they have taken in relation to the duty to co-operate through their Authority's Monitoring Reports (AMRs).

During 2019/20, the West of England authorities have undertaken the following activities in relation to the duty to co-operate, including:

### **West of England Spatial Development Strategy (SDS)**

Following changes introduced in the National Planning Policy Framework (NPPF) in 2019, we are collaborating on the preparation of the West of England Combined Authority (WECA) Spatial Development Strategy (SDS). Production of the SDS involves WECA, Bristol City Council, Bath & North East Somerset Council and South Gloucestershire Council, whilst at the same time working under the duty to co-operate with North Somerset Council.

Further information on the SDS, Statement of Common Ground and the shared Strategic Evidence Base can be found on the West of England Combined Authority website.

### **Minerals Planning**

The National Planning Policy Framework (NPPF) requires minerals planning authorities (MPAs), such as the West of England 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 Aggregates 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 West of England sub-region (Bristol City, Bath and North East Somerset, North Somerset and South Gloucestershire). The LAA forms an important part of the evidence base that will be used to inform preparation of the UAs' individual Local Plans. The most recent published LAA covers the period 2008-2017. The LAA for 2008-2017 is currently in preparation.

**Joint Planning Data Group**

The West of England authorities take a joined up 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.

			Past Completions				Years 1 to 5					Core Strategy End				
RLS Ref.	Planning Application Number	Address	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	Build Out Post 2027	Total Net	
0008l	PT12/3040/RM	Charlton Hayes - Bovis [Part H52]				3									9	
0008t	PT14/4954/RM	Charlton Hayes (PT14/4954/RM) - Bellway [H40, H47, H48]	57	25											120	
0008v	PT15/1349/RM	Charlton Hayes (PT15/1349/RM) - Bovis [MU2]	36												36	
0008w	PT15/3344/RM	Charlton Hayes (PT15/3344/RM) - Linden [H38]	24												28	
0008x	PT15/1676/RM	Charlton Hayes (PT15/1676/RM) - Bovis [H15, H16]	75												75	
0008y	PT15/5088/RM	Charlton Hayes (PT15/5088/RM) - Bovis [H14, H17]	36	27											63	
0008z	PT15/5106/RM	Charlton Hayes (PT15/5106/RM) - Linden [H37]	45	20											65	
0009	PT02/3497/F	Former Lime Works, Itchington	14												17	
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												166	
0036ab	PK13/2741/RM	GHQ Emersons Green (PK13/2741/RM) - Barratt [Parcels 6 & 7]	21												129	
0036ac	PK13/2648/RM	Lyde Green - Taylor Wimpey [Parcel 2]													75	
0036af	PK13/2649/RM	GHQ Emersons Green (PK13/2649/RM) - Taylor Wimpey [Parcels 9 & 10]	82												135	
0036ag	PK14/4110/RM	GHQ Emersons Green (PK14/4110/RM) - Persimmon [Parcel 12]	47	9											99	
0036ai	PK14/3540/RM	GHQ Emersons Green (PK14/3540/RM) - Bellway [Parcels 13 & 14]	78	28											118	
0036aj	PK15/1174/RM	GHQ Emersons Green (PK15/1174/RM) - Persimmon [Parcel 15]	45	12											57	
0036ak	PK16/0540/RM	GHQ Emersons Green (PK16/0540/RM) - Persimmon [Parcel 22]	15	41											56	
0036al	PK15/5115/RM	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											126	
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	
0129a	PK12/1828/F	Barnhill Quarry, Chipping Sodbury													60	
0129b	PK14/0612/RM	Barnhill Quarry, Chipping Sodbury	37	19											109	
0133a	PK13/1185/RM	Land at North Yate (PK13/1185/RM) - Peg Hill	108	46											235	
0137	PK15/0718/RM	Hill View and Hill Top, Woodstock Road, Kingswood	14												12	
0145	PK14/4698/F	Minelco site, Randolph Avenue, Yate	25	8											34	
0146	PK13/2792/RM	Blackhorse Day Centre, Mangotsfield													31	
0147	PK14/0120/F	Rodford Primary School, Yate (PK14/0120/F)	26												57	
0151a	PT12/2395/O	North of Morton Way, Thornbury (Phase 1) (PT12/2395/O)	12		1										109	
0151b	PT15/5060/RM	North of Morton Way, Thornbury (Phase 2) (PT15/5060/RM)	36	51	21										108	



			Past Completions				Years 1 to 5					Core Strategy End				
RLS Ref.	Planning Application Number	Address	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	Build Out Post 2027	Total Net	
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	
0162	PT13/3396/F	Former Police Station, Filton													18	
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											2	
0174c	PT14/1518/F	Ridings Rd. Coalpit Heath - Merlin scheme (PT14/1518/F)	-4	8											4	
0174d		Oldlands/Newlands, Coalpit Heath - Merlin schemes (PT14/0943/PND)													-10	
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												15	
0174m	PK14/3334/PND	Algars/Chilwood, Iron Acton - Merlin scheme (PK14/3334/PND)		-2											-2	
0174n	PT15/1262/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1262/F)		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	
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											95	
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	0									486	
		Small Sites fewer than 10 dwellings - East Fringe of Bristol	74	134	81	0									1353	
		Small Sites fewer than 10 dwellings - Chipping Sodbury	1	9	17	0									62	



			Past Completions				Years 1 to 5					Core Strategy End				
RLS Ref.	Planning Application Number	Address	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	Build Out Post 2027	Total Net	
		Small Sites fewer than 10 dwellings - Yate	22	8	20	0									132	
		Small Sites fewer than 10 dwellings - Thornbury	23	3	6	0									112	
		Small Sites fewer than 10 dwellings - Elsewhere	104	123	114	0									1146	
0008aa	PT16/4740/RM	Charlton Hayes (PT18/3452/RVC) - Bovis [LC2]				10		42							52	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008aa.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008aa.pdf</a>
0008ab	PT16/6598/RM	Charlton Hayes - Bovis [H11, H12, H13]			30	25	22	25	28						130	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008ab.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008ab.pdf</a>
0008ac	PT17/5946/RM	Charlton Hayes - [H6, H7, MU1]				22	24	38	14						98	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008ac.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008ac.pdf</a>
0008ad	PT18/0268/RM	Charlton Hayes - Bovis [H1, H2a and H2b]				18	15	49	28						110	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008ad.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008ad.pdf</a>
0008g	PT16/1319/RM	Charlton Hayes - Bovis [H3, H4, H5]		46	49	20	3								118	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008g.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008g.pdf</a>
0008u	PT16/0832/RM	Charlton Hayes - Barratt [H41 to H46, H49]	28	50	95	27	5								205	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008u.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0008u.pdf</a>
0011a	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)	49	98	52	45	40								284	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0011a.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0011a.pdf</a>
0011c	PT18/0659/RM	East of Coldharbour Lane - Phase 2 (PT15/1179/O)				22	45	36							103	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0011b.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0011b.pdf</a>
0021b	PT17/5810/RM	Land at Harry Stoke, Stoke Gifford - Crest & Sovereign				0	30	150	120	120	120	90	75	58	763	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0021b.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0021b.pdf</a>
0021c	PT17/5847/RM	Land at Harry Stoke, Stoke Gifford - Crest				0				25	50	50	50	82	257	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0021c.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0021c.pdf</a>
0035	PK10/1057/F	South of Douglas Road, Kingswood		18	20	21	19	20	20	20	34	50	50	50	322	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0035.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0035.pdf</a>
0036a	PK04/1965/O	Lyde Green (PK04/1965/O)				0		34	45	49	62				190	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036a.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036a.pdf</a>
0036ah	PK15/0681/RM	Lyde Green - Barratt [Parcel 11]	30	49		2	15								96	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036ah.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036ah.pdf</a>
0036am	PK16/2568/RM	Lyde Green - Persimmon [Parcel 1]		84		0				6					90	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036am.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036am.pdf</a>
0036an	PK16/6501/RM	Lyde Green - Taylor Wimpey [Parcels 17 & 18a]			31	60	10								101	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036an.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036an.pdf</a>
0036ao	PK17/4155/RM	Lyde Green - Persimmon Homes [Parcels 18, 20a & 20b]				0	48	48	12						108	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036ao.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036ao.pdf</a>
0036aq	PK17/2795/RM	Lyde Green - Persimmon Homes [Parcels 16a]			33	20	3								56	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036aq.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036aq.pdf</a>
0036ar	PK18/1513/RM	Lyde Green - Persimmon Homes [Parcels 27a & 28]				37	43	48	12						140	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036ar.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036ar.pdf</a>
0036as	PK17/4910/RM	Lyde Green - Persimmon Homes [Parcel 21b]				20	15								35	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036as.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036as.pdf</a>
0036at	PK18/1464/RM	Lyde Green - Taylor Wimpey 25a, 25B And 26				28	40	40	40	11					159	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036at.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036at.pdf</a>
0036au	PK18/4996/RM	Lyde Green - Quatro Design Architects (Extra Care)				0			50						50	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036au.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036au.pdf</a>
0036av	P19/8823/RM	Lyde Green - Taylor Wimpey [Parcel 16b]				0		34	34	34					102	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036av.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036av.pdf</a>
0036aw	P19/16786/RM	Parcel 2 Emersons Green East BS16 7AQ						19							19	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036aw.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036aw.pdf</a>
0036bc	PK17/1745/RM	The Gateway at Lyde Green - Taylor Wimpey [Phase 2]			6	87	29								122	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036bc.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036bc.pdf</a>
0036ca	P19/1275/F	Land At Lyde Green Farm - Edward Ware Homes				0					50	50	50	248	398	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036ac.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036ac.pdf</a>
0036cb	PK18/4150/F	Grove Farm Coxgrove Hill - Prestige Development				0		11							11	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036cb.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036cb.pdf</a>
0036d	PK17/1112/F	Land South Of Lyde Green - BDW & Taylor Wimpey				0		25	35	55					115	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036d.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036d.pdf</a>
0036e	PK18/3977/F	Land At White House Farm - Taylor Wimpey & Persimmon				0				44	45				89	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036e.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0036e.pdf</a>
0128	PK15/0532/F	Intier Site, Bitton			53	33	16	11							113	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0128.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0128.pdf</a>
0132a	PT13/0919/RM	North of Park Farm, Thornbury	84	41		0	1								126	<a href="https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0132a.pdf">https://hosted.southglos.gov.uk/ho/usingtrajectory2020/0132a.pdf</a>

			Past Completions				Years 1 to 5					Core Strategy End				
RLS Ref.	Planning Application Number	Address	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	Build Out Post 2027	Total Net	
0132b	PT15/5528/RM	North of Park Farm, Thornbury		71	43	126	50	50	34						374	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0132b.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0132b.pdf</a>
0133	PK12/1913/O	Land at North Yate (PK12/1913/O) Barratt/DWH				0					100	100	100	660	960	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133.pdf</a>
0133ab	PK17/5388/RM	Land at North Yate - Barratt PL23a, PL23c			14	46	33				4				97	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ab.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ab.pdf</a>
0133ac	PK17/5389/RM	Land at North Yate - DWH PL14d, PL22			25	41	7								73	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ac.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ac.pdf</a>
0133ad	PK18/0527/RM	Land at North Yate - Barratt PL23b, PL23d, PL23e				28	25	20							73	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ad.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ad.pdf</a>
0133ae	PK18/1723/RM	Land at North Yate - Barratt PL12b, PL13b				73	111	42							226	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ae.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ae.pdf</a>
0133af	PK18/3185/RM	Land at North Yate - DWH PL15a, 16a, 16b				0		31	25	25	25				106	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133af.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133af.pdf</a>
0133ag	PK18/3237/RM	Land at North Yate - Barratt PL22			2	3	2								7	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ag.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ag.pdf</a>
0133ah	P19/2525/RM	Land at North Yate, PL17a, 17b, 18a, 18b & 21				0	25	50	50	50	54				229	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ah.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ah.pdf</a>
0133ai	P19/14361/RM	Land at North Yate - Barratt PL14e				0			48						48	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ai.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133ai.pdf</a>
0133aj	P19/12246/RM	Land at North Yate - PL12a, PL13a				0		60	71	24					155	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133aj.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133aj.pdf</a>
0133b	P19/11377/RM	Land at North Yate - Bellway PL24, 25, 26 & 27				0		20	50	75	75	30			250	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133b.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133b.pdf</a>
0134ba	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill				0		10	100	100	100	100	100	600	1110	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134ba.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134ba.pdf</a>
0134c	PT14/3867/O	Cribbs/Patchway - Former Filton Airfield YTL (PT14/3867/O)				0					100	100	172	2025	2397	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134c.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134c.pdf</a>
0134ca	PT18/5892/RM	Parcelss RO3 and RO4 - Former Filton Airfield YTL				0	18	83	123	54					278	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134ca.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134ca.pdf</a>
0135c	PT16/6182/F	New Neighbourhood - East of Harry Stoke - Engie formerly Keepmoat [Hambrook Ln/Curtis Ln]				0		12	58						70	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135c.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135c.pdf</a>
0135da	PT17/5873/O	New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook]				0					53	53	52		158	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135da.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135da.pdf</a>
0138a	PT15/5412/RM	Phase 1 Frenchay - Redrow		54	27	0				8					89	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138a.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138a.pdf</a>
0138b	PT17/0973/RM	Phase 2 Frenchay - Redrow			36	65	20	6							127	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138b.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138b.pdf</a>
0138c	PT17/4904/RM	Phase 3a Frenchay - Redrow				35	6								41	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138c.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138c.pdf</a>
0138d	PT17/5624/RM	Phase 3b Frenchay - Redrow				0			32	34					66	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138d.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138d.pdf</a>
0138e	PT17/5363/RM	Phase 4 Frenchay - Redrow				0	6	57	90	9					162	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138e.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0138e.pdf</a>
0151c	PT17/3446/F	Crossways, North of Morton Way, Thornbury (Phase 3)			13	59	11								83	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0151c.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0151c.pdf</a>
0152	PT11/2001/F	Land Off Tanhouse Lane, Yate				0		12							12	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0152.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0152.pdf</a>
0155	PT16/6845/RM	Cedar Lodge, Charlton Common, Patchway				11	2								13	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0155.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0155.pdf</a>
0156	P19/5320/RM	Eastwood Park, Falfield (PT12/3707/O)				0	-10	10	10						10	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0156.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0156.pdf</a>
0164	PK15/2533/F	Concrete Plant, Quarry Road, Chipping Sodbury			3	3									6	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0164.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0164.pdf</a>
0167	PT17/3333/RM	R/O Dick Lovett, Laurel Hill, Cribbs Causeway			-2	0	12	36	36	21					103	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0167.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0167.pdf</a>
0169	PT17/4963/RM	Goodmans additional land "Northfield Park"				47	32	22	19						120	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0169.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0169.pdf</a>
0174s	PT18/3038/F	Rodney Crescent, Filton (Merlin Phase 2)			-8	15	2								9	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0174s.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0174s.pdf</a>
0174t	PT17/4327/F	Collins Avenue, Little Stoke (Merlin Phase 2)				13	2								15	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0174t.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0174t.pdf</a>
0185	PT16/6580/RM	Land at Day House Leaze, Wotton Road, Charfield			39	21	4								64	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0185.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0185.pdf</a>

			Past Completions				Years 1 to 5					Core Strategy End				
RLS Ref.	Planning Application Number	Address	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	Build Out Post 2027	Total Net	
0189	PK15/3950/F	Land off High Street, Hanham				46	8								54	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0189.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0189.pdf</a>
0190	PT16/4055/RM	Land at Post Farm, Thornbury		16	44	20	36	9							125	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0190.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0190.pdf</a>
0190a	PT18/0902/F	Land at Post Farm, Thornbury (replan of PT15/2917/O and PT16/4055/RM)					7								7	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0190a.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0190a.pdf</a>
0191	PT15/0510/F	Lockleaze Recreation Ground, Stoke Gifford		41	47	55	9								152	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0191.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0191.pdf</a>
0193	PT15/5521/F	The Gables, Costers Close, Alveston			-1	9	1								9	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0193.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0193.pdf</a>
0194	PK17/5966/RM	South of Poplar Lane, Wickwar				46	34								80	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0194.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0194.pdf</a>
0197	PK16/5889/F	Kerr House, Morley Road, Staple Hill			12	8	1								21	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0197.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0197.pdf</a>
0201	PK17/0807/F	Oaktree Avenue, Puckelchurch Site A				33	5								38	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0201.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0201.pdf</a>
0204	P19/2524/RM	West of Gloucester Road, Thornbury (PT16/4774/O)				0		30	50	50					130	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0204.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0204.pdf</a>
0206	PT16/0982/F	Former Council Offices, Castle Street, Thornbury		-1		53	9								61	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0206.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0206.pdf</a>
0207	P19/3928/RM	Heneage Farm, Falfield (PT17/4800/O)				0	7	21	25	25	7				85	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0207.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0207.pdf</a>
0209	PK17/2020/F	Amberley Lodge, Broad Lane, Yate			17	8	1								26	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0209.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0209.pdf</a>
0210	PT18/2466/RM	Almondsbury Squash Club, Oaklands Drive, Almondsbury				9	1								10	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0210.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0210.pdf</a>
0212	PT17/2240/F	Land at Duck Street, Tytherington				12	16								28	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0212.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0212.pdf</a>
0213	PK17/2864/F	Former Education Centre, Mangotsfield			6	13	2								21	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0213.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0213.pdf</a>
0214	PK17/3702/F	East of Greenbank Road, Hanham			15	45	17								77	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0214.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0214.pdf</a>
0215	PT18/3990/F	Oakfield House, Wotton Road, Rangeworthy				2	11								13	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0215.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0215.pdf</a>
0216	PK17/5109/F	East of Trinity Lane, Chipping Sodbury				12	28	20							60	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0216.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0216.pdf</a>
0218	P19/4513/RM	Land South Of Park Street, Hawkesbury Upton (PK18/1532/O)				0		11	10						21	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0218.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0218.pdf</a>
0219	P19/5258/RM	Land South Of Horwood Lane, Wickwar (PK17/4552/O)				0	3	36	36	15					90	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0219.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0219.pdf</a>
0221	PK17/3061/F	Land at Normandy Drive, Yate				53	9								62	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0221.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0221.pdf</a>
0222	PT18/6493/RM	Land north of Wotton Road, Charfield, Gloucestershire, Barratt				0		35	40	40					115	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0222.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0222.pdf</a>
0223a	PT18/6313/RM	Blackberry Park, Land east of Park Lane, Coalpit Heath				0			50	50	7				107	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0223a.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0223a.pdf</a>
0223b	P19/18441/RM	Phases 2 And 3 Land At Park Lane Coalpit Heath							50	50	8				108	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0223b.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0223b.pdf</a>
0224	P19/15929/RM	Former North Avon Magistrates Court, Yate				0		45							45	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0224.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0224.pdf</a>
0225	PK18/5781/RM	The Shant, Crown Road, Kingswood				0		10							10	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0225.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0225.pdf</a>
0226	PT18/0930/R3O	Watermore Junior School, Lower Stone Close Frampton Cotterell				0				27					27	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0226.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0226.pdf</a>
0229	PK17/0704/F	Land At 298 Soundwell Road				0			6						6	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0229.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0229.pdf</a>
0230	PK16/4840/F	Masters Church Park Road, Kingswood				0			22						22	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0229.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0229.pdf</a>
0233	P19/7177/F	Wood Leaze Residential Care Home				0	14								18	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0230.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0230.pdf</a>
0235	PK18/6115/F	Warmley Court - Linden homes				0			6	6					12	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0233.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0233.pdf</a>
0236	P19/10586/PNOR	Kingsgate House - HHC Investments				0			8	8					16	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0235.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0235.pdf</a>

			Past Completions				Years 1 to 5					Core Strategy End				
RLS Ref.	Planning Application Number	Address	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	Build Out Post 2027	Total Net	
0237	P19/7309/PNOR	International House - Kingswood				0					19				19	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0236.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0236.pdf</a>
0243	P20/00319/F	33 Quarry Road, Alveston					-2	13							11	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0243.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0243.pdf</a>
0175a	PT17/5476/F	40 Bed Care Home & 4 Town Houses Charlton Hayes				8	1								9	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0175a.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0175a.pdf</a>
0199	P19/12563/F	Land At MU6 Charlton Hayes (PT16/4975/F)				0					10				10	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0199.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0199.pdf</a>
0227	PT16/3565/O	Cleve Park, Thornbury (PT16/3565/O) - Care Home										14			14	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0227.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0227.pdf</a>
0231	PT18/4625/F	Land At Oaklands Oaklands Drive Almondsbury				0					18				18	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0231.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0231.pdf</a>
0232	P19/5351/F	The Park Hotel Gloucester Road				0	2								2	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0232.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0232.pdf</a>
0239	P20/05310/F	Former GB Neuro Building				0					8				8	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0239.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0239.pdf</a>
0246	P19/19773/F	64 Bed Nursing Home, Gravel Hill Road Yate									8				8	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0246.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0246.pdf</a>
0036c		Safeguarded land, Lyde Green				0						39			39	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0036c.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0036c.pdf</a>
0133c		Land at North Yate - Barratt (Formely TW)				0						30	150	120	300	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133c.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0133c.pdf</a>
0134a	PT14/0565/O	Cribbs/Patchway NN - West of A4018 Haw wood				0				50	50	75	100	725	1000	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134a.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134a.pdf</a>
0134bb	PT15/4165/F	Cribbs/Patchway NN - Charlton Common				0		20	30	30					80	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134bb.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0134bb.pdf</a>
0135a	PT16/4782/O	New Neighbourhood - East of Harry Stoke - Crest [South of railway]				0					85	170	200	835	1146	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135a.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135a.pdf</a>
0135b	PT16/4928/O	New Neighbourhood - East of Harry Stoke - Council Land [North of railway]				0					50	50	50	27	177	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135b.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135b.pdf</a>
0135ba	P20/03681/F	New Neighbourhood - East of Harry Stoke - Wain Homes [North of railway]				0			36	36	36	42			150	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135ba.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135ba.pdf</a>
0135d		New Neighbourhood - East of Harry Stoke [Residual Land]				0					50	50	50	20	170	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135d.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135d.pdf</a>
0135aa	P20/17975/RM	New Neighbourhood - East of Harry Stoke - Crest [South of railway] (PT16/4782/O)								50	50	44			144	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135aa.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0135aa.pdf</a>
0174	P20/17527/F	Mendip Crescent, Downend - Merlin [Phase 3]				0			11						11	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0174.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0174.pdf</a>
0211	P19/14956/F	Land To The West Of Stowell Hill, Tytherington (PT17/2331/O)				0		15	14						29	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0211.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0211.pdf</a>
0227a	P20/07655/RM	Cleve Park, Thornbury (PT16/3565/O)				0					25	50	50	211	336	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0227a.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0227a.pdf</a>
0234	P19/15643/O	Land East of Cedar Lodge (replace PT17/1209/F)				0						29			29	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0234.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0234.pdf</a>
0238	P20/22922/RM	Romney House - Cross Boundary Application (PK18/0989/O)				0			8						8	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0238.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0238.pdf</a>
0242	P19/19778/F	West of Garston Farm, Marshfield						15	3						18	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0242.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0242.pdf</a>
0245	PT17/2490/F	14 Hambrook Lane, Stoke Gifford									31				31	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0245.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0245.pdf</a>
0247	P19/8659/O	Land at Crossways, Morton Way									20	20	40		80	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0247.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0247.pdf</a>
0248	P20/12395/F	Land West of Trinity Lane										10	32	53	95	<a href="https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0248.pdf">https://hosted.southglos.gov.uk/ho-usingtrajectory2020/0248.pdf</a>
		Small Sites Core Strategy Projected				0	420	210	210	210	210	210	210		1680	
			1630	1599	1573	1518	1455	1611	1799	1411	1564	1456	1531	5714	32,097	
			Total 2006/07 to 2019/20				Total 2020/21 to 2024/25					Total 2025/26 to 2026/27				
			15,556				7,836					2,987			5,714	



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	
<b>Small Sites *</b>	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.
<b>Total Net</b>	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: Commitments and Completions for Section 5: Managing Economic Prosperity

### Commitments

Policy Area	Address	Area Ha (Net)	New Flr sqm (Net)	Permission Number	Proposal	Grid Ref	Dev't Type	Ref	Gain / Loss	Jobs	CS 12 site? (if yes - site name)	2020 Progress
East Fringe	Vertex Park, Emersons Green	4.98	14632	PK04/1965/O	Allocated site B1, B2, B8 (Balance)	367210 178100	B1/B2/B8	3039	Gain	644	Emersons	Balance of overall site
East Fringe	Bristol Water Depot, Soundwell	-1.83		PK04/1724/O	Redevelopment for residential purposes	364568 174671	B2	3132	Loss	-40		Not Started (only outline)
East Fringe	Land at Ansteys Road, Hanham	-3.23	-2552	PK12/1619/F	demolition of existing warehouse building and erection of foodstore	364128 172259	B8	3222	Loss	-44	Former Kleeneze site	Not Started
East Fringe	Land at Ansteys Road, Hanham	3.23	1550	PK12/1619/F	demolition of existing warehouse building and erection of foodstore	364128 172259	A1	3222	Gain	200	Former Kleeneze site	Not Started
East Fringe	Former Motorcycle Works, Douglas Rd. Kingswood	-4.81	-48651	PK10/1057/F	Demolition of existing buildings and redevelopment of site for residential	364631 173238	B2	3244	Loss	?		Under Construction
East Fringe	St Lukes House, Emersons Way, Emersons Green	0.10	858	PK16/5250/F	Change of use of office space (B1a) to retail (A1)	367057 177165	A1	3255	Gain	65		Under Construction
East Fringe	1-13 High Street, Kingswood	-0.13	-511	PK16/0908/F	Demolition of existing buildings and erection of 9 dwellings and retail building	364966 173863	A1	3262	Loss	0		Not Started
East Fringe	1-13 High Street, Kingswood	0.13	343	PK16/0908/F	Demolition of existing buildings and erection of 9 dwellings and retail building	364966 173863	A1	3262	Gain	0		Not Started
East Fringe	42 Hill Street, Kingswood	0.37	626	PK16/4837/F	Extensions to create additional bedrooms	365951 173625	C2	3266	Gain	0		Not Started
East Fringe	Kings Chase Shopping Centre Regent Street Kingswood	0.88	14476	PK17/2550/F	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	Mixed A & D	3278	Gain			Not Started
East Fringe	Barretine Group St Ivel Way, Warmley	0.05	588	PK17/0049/F	Erection of storage building ancillary to B1(c) use.	367260 172787	B1(c)	4005	Gain		Tower Road, Warmley	Not Started
East Fringe	Land On South Corner Of Tower Road North And Crown Way	0.14	399	PK18/2885/F	Erection of three storey office building (B1a)	367103 173299	B1(a)	4040	Gain	30	Tower Road, Warmley	Not Started
East Fringe	National Composites Centre Bristol & Bath Science Park Feynman Way Central, Emersons Green	1.41	23964.2	PK18/2397/F	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	B1(b)	4041	Gain		Emersons	Not Started
East Fringe	Bristol And Bath Science Park Dirac Crescent Emersons Green	3.07	13250	PK18/2422/RM	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	B1(b)	4054	Gain	1000	Emersons	Under Construction
East Fringe	S I T A South Gloucestershire Ltd Tower Road South, Warmley, BS30 8BT	-0.31	-564	PK18/3769/MW	Demolition of existing buildings and associated infrastructure, retention of existing cabins and erection of 2no. additional portacabins with associated works.	366957 172049	B2	4055	Loss	n/a		Not Started

Policy Area	Address	Area Ha (Net)	New Flr sqm (Net)	Permission Number	Proposal	Grid Ref	Dev't Type	Ref	Gain / Loss	Jobs	CS 12 site? (if yes - site name)	2020 Progress
East Fringe	S I T A South Gloucestershire Ltd Tower Road South, Warmley, BS30 8BT	0.31	68	PK18/3769/MW	Demolition of existing buildings and associated infrastructure, retention of existing cabins and erection of 2no additional portacabins with associated works.	366957 172049	B1(a)	4055	Gain	n/a		Not Started
East Fringe	Unit 15, Warmley Business Park Tower Road, North Warmley	0.038	521	P19/7350/F	Installation of 3 no. mezzanine floors, external access steps, 1 no. pedestrian access door and 3 no. AC units.	367128 173278	B2	4068	Gain	14	Tower Road Warmley	Not Started
East Fringe	Kingsgate House, Church Road Kingswood, BS15 4AU	-0.16	-1135.8	P19/10586/PNOR	Prior notification of a change of use from offices (Class B1 (a)) to Residential (Class C3) 16no flats as defined in the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended.	365149 173905	B1	4074	Loss			Under Construction
East Fringe	Redfield Lodge Works, New Pit Lane, Bitton, BS30 6NT	-0.31	-1391	PK18/4456/F	Partial demolition of existing buildings. Erection of 5no units with a mixed use comprising B1 (b&C) (Research and Development and Industrial Process), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of 1no si	368561 171152	B2	4080	Loss			Not Started
East Fringe	Redfield Lodge Works, New Pit Lane, Bitton, BS30 6NT	0.31	1980	PK18/4456/F	Partial demolition of existing buildings. Erection of 5no units with a mixed use comprising B1 (b&C) (Research and Development and Industrial Process), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of 1no si	368561 171152	B1(b) and (c)	4080	Gain			Not Started
East Fringe	Units 4 And 5 Aspects Leisure Park, Leisure Road Kingswood, BS15 9LA	-0.06	-601	P19/15901/F	Installation of new shop front to facilitate change of use from restaurant (Class A3) and Leisure (Class D2) to part Restaurant (Class A3) for Unit 4 and part flexible use A3 Restaurant (Class A3) and Leisure	365536 172466	A3/D2	4083	Loss			Not Started
East Fringe	Units 4 And 5 Aspects Leisure Park, Leisure Road Kingswood, BS15 9LA	0.06	601	P19/15901/F	Installation of new shop front to facilitate change of use from restaurant (Class A3) and Leisure (Class D2) to part Restaurant (Class A3) for Unit 4 and part flexible use A3 Restaurant (Class A3) and Leisure	365536 172466	A3, D2, Mixed A	4083	Gain	8		Not Started
East Fringe	Shortwood Lodge Golf Club, Carsons Road, Mangotsfield, Bristol, South Gloucestershire, BS16 9LW	-0.43	-500	P20/01705/PNVE	Prior notification under Class T of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, of a change of use from Leisure (Class D2) to day nursery (Class D1) as defined in the Town and Country Planning	367123 175030	D2	4090	Loss			Not Started
East Fringe	Shortwood Lodge Golf Club, Carsons Road, Mangotsfield, Bristol, South Gloucestershire, BS16 9LW	0.43	500	P20/01705/PNVE	Prior notification under Class T of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, of a change of use from Leisure (Class D2) to day nursery (Class D1) as defined in the Town and Country Planning	367123 175030	D1	4090	Gain			Not Started
East Fringe	Harlequin Office Park, Emersons Green	0.45	3050	PK11/2551/RM	Erection of 3 office buildings	366527 178287	B1(a)	3039a/15	Gain	915	Emersons	Under Construction
East Fringe	Land At Harlequin Office Park, Emersons Green	1.31	3815	P19/8333/F	Erection of mixed-use development comprising of 1no. 90 bedroom Hotel (Class C1), 1no. Restaurant/Bar (Class A3/A4) and 1no. Coffee Shop with Drive Thru Facility (Class A1/A3) with parking, landscaping and associated works.	366323 178567	C1, A3 and A4	3039a/15 p	Gain	33FT, 69PT	Emersons	Under Construction
East Fringe	Bristol And Bath Science Park Dirac Crescent Emersons Green South Gloucestershire BS16 7FR	0.14	691	P18/6458/F	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.	366947 178101	B1(a)	3039b/1	Gain	60	Emersons	Under Construction
East Fringe	Emersons Green East, "SPark"	11.45	13260.8	PK13/2502/O	Science Research Park B1b (Balance remaining)	366947 178101	B1(b)	3039b/1	Gain	2500	Emersons	Balance of overall site
East Fringe	Emersons Green Safeguarded land	5.00	20000		B1, B2, B8	367210 178100	B1/B2/B8	3039R EM1	Gain	590	Emersons	Not started-allocation only

Policy Area	Address	Area Ha (Net)	New Flr sqm (Net)	Permission Number	Proposal	Grid Ref	Dev't Type	Ref	Gain / Loss	Jobs	CS 12 site? (if yes - site name)	2020 Progress
East Fringe	Extra Care Housing Jenner Boulevard Emersons Green	0.22	2815.86	PK18/4996/RM	Erection of 3 storey building (4 storeys to the rear) to facilitate 50 no. extra care housing apartments with associated works.	367356 178239	C2	3267b	Gain		Emersons	Under Construction
Elsewhere	Units 1-6 Pucklechurch Trading Estate, Pucklechurch	0.68	3443	PK18/2104/F	Erection of 6 no units for Class B1C, B2 & B8 uses with car parking, service areas, landscaping and associated works	369753 176090	Mixed B	1419	Gain	45	Pucklechurch Trading Estate	Under Construction
Elsewhere	Henfield Business Park, Coalpit Heath	0.76	550	PT08/0859/F	Demolition of portacabins and two industrial units and erection of 2 units	367960 178876	B2	1422	Gain	14		Under Construction
Elsewhere	Eastwood Park, Falfield	0.21	2138	PT12/3710/F	Erection of 2 storey healthcare training centre	367419 192411	D1	1570	Gain	15		Under Construction
Elsewhere	Morton Farm, Old Glos Road, Thornbury	1.20	2442	PT15/3803/F	C of U of 3 buildings to B2/B8 use	366080 191570	B2/B8	1639	Gain	46		Under Construction
Elsewhere	Wick Quarry	41.87	2000	PK18/5037/RM	erection of wardens lodge (dwelling), greenhouse, poly tunnel, barns,	370894 1722717	D1/B1	1640	Gain			Under Construction
Elsewhere	Unit 7 Pucklechurch Trading Estate, Pucklechurch	0.45	1858	PK18/2109/F	Erection of 1 no unit for Class B1C, B2 & B8 uses with car parking, service areas, landscaping and associated works	369798 176043	Mixed B	4039	Gain	25	Pucklechurch Trading Estate	Not Started
Elsewhere	The Old Rectory, High Street, Iron Acton	-1.06		PK17/3214/F	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 Country Planning (Use Classes) Act 1987 (as amended). (Retrospective)	368033 183389	C3	4045	Loss			Not Started
Elsewhere	Church Leaze Farm Henfield Road Coalpit Heath	-0.29	-691.7	PT17/1892/F	Demolition of existing buildings. Erection of 4 no. dwellings, car port and associated works.	367437 179778	C3	4050	Loss			Not Started
Elsewhere	M J Fews Ltd Wotton Road, Charfield, GL12 8SR	-0.16	-525	PT17/4923/O	Demolition of existing industrial unit and erection of 1no. building to form retail unit (Class A1) (Outline) with access, layout and scale to be determined; all other matters reserved.	372424 192240	B2	4059	Loss	?	Station Road, Charfield	Not Started (only outline)
Elsewhere	M J Fews Ltd, Wotton Road, Charfield, GL12 8SR	0.16	375	PT17/4923/O	Demolition of existing industrial unit and erection of 1no. building to form retail unit (Class A1) (Outline) with access, layout and scale to be determined; all other matters reserved.	372424 192240	A1	4059	Gain	?	Station Road, Charfield	Not Started (only outline)
Elsewhere	The Park Hotel Gloucester Road, Whitfield, GL12 8DR	-0.95	-950	P19/5351/F	Change of use from use class C1 (Hotels) to C2 (residential institutions) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	368028 191783	C1	4066	Loss			Not Started
Elsewhere	The Park Hotel Gloucester Road, Whitfield, GL12 8DR	0.95	950	P19/5351/F	Change of use from use class C1 (Hotels) to C2 (residential institutions) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	368028 191783	C2	4066	Gain	25		Not Started
Elsewhere	The Hambrook Inn, Mill Lane, Bristol Road, Hambrook, BS16 1RY	-0.5	-254	P19/6039/F	Change of Use from restaurant (Class A3) and public house (Class A4) to 1no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	364521 179007	A3/A4	4070	Loss			Not Started
Elsewhere	St Michaels House, Severn Road, Hallen BS10 7SA	-0.08	-400	P19/10134/PNOR	Prior notification of a change of use from offices (Class B1 (a)) to Residential (Class C3) 3 no. dwellings as defined in the Town and Country Planning (General Permitted Development)(England) Order 2015.	355042 180105	B1	4071	Loss			Not Started
Elsewhere	Washingpool Farm, Main Road, Easter Compton, BS35 5RE	0.16	1622	P19/4688/F	Change of use from agricultural to office (Class B1) with ancillary storage (Class B8) and workshop (Class B1(c)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	357035 183173	B2/B8	4078	Gain			Not Started



Policy Area	Address	Area Ha (Net)	New Flr sqm (Net)	Permission Number	Proposal	Grid Ref	Dev't Type	Ref	Gain / Loss	Jobs	CS 12 site? (if yes - site name)	2020 Progress
Elsewhere	Myrtle Farm Siston Hill, Siston, BS30 5LU	0.1	3600	P19/3779/F	Erection of storage and distribution building (class B8) and associated works.	367384 174371	B8	4081	Gain			Not Started
Elsewhere	Aust Motorway Services Area Sandy Lane, Aust, BS35 4BH	0.04	40	P19/16139/F	Erection of pre-fabricated building (class A5) hot food takeaway, attached to existing services building.	357112 189587	A5	4085	Gain	2		Not Started
Elsewhere	Greenkeepers Cabin, Park Hotel And Resort, Bath Road Wick	0.41	702	P19/16654/F	Erection of an extension to green keepers building (Class D2), creation of hardstanding, aggregate bays, erection of 1 no. building to form staff room with overnight accommodation and associated works.	371337 171865	B2	4087	Gain	12		Under Construction
Elsewhere	Tog Hill House Farm, Freezing Hill Lane, Cold Ashton	0.78	0	P19/19818/F	Change of use of land for the stationing of belle tents and a yurt for use as a glamping site (sui generis). as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	373066 172504	SG	4088	Gain			Not Started
North Fringe	Cribbs Patchway New Neighbourhood	24.00	109160		B1/B2	359950 180250	B1/B2	1522	Gain	7,212	Land East of A38, Filton/Patchway	Not Started (only outline)
North Fringe	Land At Wyck Beck Road And Fishpool Hill Patchway Cribbs Causeway	n/a	6400	PT12/1930/O	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: new vehicular	357714 179633	Mixed	1522	Gain			Not Started
North Fringe	Land off Longdown Ave, Stoke Gifford	8.32	6347		Lapsed pp for erection of sports stadium affirmed by allocation PSP47 Site 5	362096 178158	D2	1543	Gain	212	University of the West of England	Not started
North Fringe	Laurel Hill, Cribbs Causeway	1.38	8525	PT14/2646/O	Mixed use offices, storage and car showroom (balance of land and floor space)	357075 180306	B1/B8/SG	1618	Gain	?		Not Started (only outline)
North Fringe	Playing Fields, Bonnington Walk, Stoke Gifford	-12.78		PT14/2849/F	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	D2	1636	Loss	?		Under Construction
North Fringe	Playing Fields, Bonnington Walk, Stoke Gifford	9.28	3400	PT14/2849/F	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	D2	1636	Gain	9		Under Construction
North Fringe	Rolls Royce, Gloucester Road, Filton	0.09	150	PT15/2553/F	Erection of single storey extension	360527 180418	B2	1652	Gain	0	Land East of A38, Filton/Patchway	Not Started
North Fringe	Parklands, Hambrook Lane Stoke Gifford	2.01	18500	P19/4944/O	Erection of up to 18,500 square metres office accommodation (Class B1), associated outbuildings, basement, decked car park and access. Superceded PT15/5197/O	362990 179696	B1	1667	Gain	1542	Pearce/Auto Techniques	Under Construction
North Fringe	Building A St James Court, Bradley Stoke	-0.01	-36	PT16/6421/F	Change of use of building from B1 to A3	361557 183393	B1	1681	Loss	0	Almondsbury Business Park	Not Started
North Fringe	Building A St James Court, Bradley Stoke	0.01	36	PT16/6421/F	Change of use of building from B1 to A3	361557 183393	A3	1681	Gain	0	Almondsbury Business Park	Not Started
North Fringe	Linden House, Woodlands, Bradley Stoke	-0.12	-1218	PT16/6056/F	Change of use of office B1a to B1 and D1	361669 183403	B1(a)	1682	Loss	?	Almondsbury Business Park	Not Started
North Fringe	Linden House, Woodlands, Bradley Stoke	0.12	1218	PT16/6056/F	Change of use of office B1a to B1 and D1	361669 183403	B1/D1	1682	Gain	?	Almondsbury Business Park	Not Started

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North Fringe	Wickes, Centaurus Road, Patchway	-0.22	-2010	PT16/4701/F	Subdivision of existing unit to create two units	358622 181264	A1	1684	Loss	?		Under Construction
North Fringe	Wickes, Centaurus Road, Patchway	0.22	2010	PT16/4701/F	Subdivision of existing unit to create two units	358622 181264	A1	1684	Gain	23		Under Construction
North Fringe	Unit 1 C, Centaurus Road, Patchway	-0.37	-5296	PT16/3819/F	Subdivision of existing unit to three units	358473 181211	A1	1685	Loss	?		Not Started
North Fringe	Unit 1 C, Centaurus Road, Patchway	0.37	5296	PT16/3819/F	Subdivision of existing unit to three units	358473 181211	A1	1685	Gain	?		Not Started
North Fringe	Parcel LC2, Charlton Boulevard Patchway	0.66	1401	PT16/4740/RM	Erection of 2no. buildings to form 52 residential apartments, 2no. retail units (Class A1) and 1no. childrens day nursery (Class D2). Laying out of carpark with associated access, engineering and landscaping (Approval of reserved matters to be read in co	360012 181393	A1 D1	4000	Gain	15		Under Construction
North Fringe	Land At Patchway Community College Hempton Lane Almondsbury	2.01	2250	PT17/2351/F	Construction of a SEN school with landscaping and parking provision.	360653 182390	D1/B1	4008	Gain	65		Not Started
North Fringe	Cribbs Lodge Hotel, Cribbs Causeway Almondsbury.	-1.06	-650	PT17/2332/F	Demolition of existing hotel buildings and erection of 123 bedroom motel and standalone diner with access, parking, landscaping and associated works	357407 180904	C1	4018	Loss	116		Under Construction
North Fringe	Cribbs Lodge Hotel, Cribbs Causeway Almondsbury.	1.06	4475	PT17/2332/F	Demolition of existing hotel buildings and erection of 123 bedroom motel and standalone diner with access, parking, landscaping and associated works	357407 180904	C1/A3	4018	Gain	116		Under Construction
North Fringe	Barn At Sunny Acres Farm, Factory Road, Winterbourne	0.13	500	PT17/3348/PNFU	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) and C	365882 181230	Mixed A & B	4019	Gain	unkno wn		Not Started
North Fringe	Units 3 To 4 Cribbs Retail Park Lysander Road Almondsbury BS34 5TX	0.32	8350	PT17/5941/F	Installation of mezzanine floor.	358439 180949	A1	4022	Gain	0		Not Started
North Fringe	Hangar 16U, Former Filton Airfield	-0.56	-1850	PT18/2111/F	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. Ere	359634 180539	B2	4038	Loss		Land West of A38 (inc. runway & Royal Mail Depot)	Not Started
North Fringe	Hangar 16U, Former Filton Airfield	0.56	1850	PT18/2111/F	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. Ere	359634 180539	B1/A3	4038	Gain	154	Land West of A38 (inc. runway & Royal Mail Depot)	Not Started
North Fringe	Land South Of Merlin Road, South Gloucestershire	8.53	13168	PT18/1459/F	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	A3/D2	4042	Gain	262		Under Construction
North Fringe	Part Ground And First Floor, Social Access, Great Park Road Bradley Stoke	-0.26	-663	PT17/3798/F	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	SG	4052	Loss	40	Almondsbury Business Park	Not Started
North Fringe	Part Ground And First Floor, Social Access,	0.26	663	PT17/3798/F	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	361319 183378	B1(a)	4052	Gain	40	Almondsbury Business Park	Not Started

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	Great Park Road Bradley Stoke				Classes) Act 1987 (as amended) to include conversion of existing ground floor							
North Fringe	Building 180, Rolls Royce Site, Gloucester Road, BS34 7QE	0.04	242.3	P19/1650/F	Extensions and alterations to building 184 comprising an extension to existing wax cell, erection of new pumphouse and substation building (retrospective), and the installation of pedestrian door and roller shutter opening.	360647 181022	B2	4056	Gain	n/a	Land East of A38,	Not Started
North Fringe	Unit 2 Block C Cribbs Retail Park, Lysander Road, BS34 5UL	-0.22	-454	P19/2742/F	Demolition of existing retail unit (Use Class A1) and erection of building to form bank (Use Class A2) with drive thru facility and other associated works.	358272 180950	A1	4062	Loss	25	PSP26 Filton	Not Started
North Fringe	Unit 2 Block C Cribbs Retail Park, Lysander Road, BS34 5UL	0.22	414	P19/2742/F	Demolition of existing retail unit (Use Class A1) and erection of building to form bank (Use Class A2) with drive thru facility and other associated works.	358272 180950	A2	4062	Gain	25	PSP26 Filton	Not Started
North Fringe	Land At Station Road Little Stoke Bristol South Gloucestershire BS34 6HW	-0.33	-528	PT18/3922/O	Erection of three storey business development comprising of 98no shipping containers to form 84no business units with additional communal facilities (Use Class B1) and Cafe (Use Class A3) associated parking. (Outline)	361003 181323	B8	4064	Loss	?	PSP26	Not Started (only outline)
North Fringe	Land At Station Road Little Stoke Bristol South Gloucestershire BS34 6HW	0.33	4164	PT18/3922/O	Erection of three storey business development comprising of 98no shipping containers to form 84no business units with additional communal facilities (Use Class B1) and Cafe (Use Class A3) associated parking. (Outline) with access, appearance, layout and	361003 181323	B1(c) & A3	4064	Gain	?	PSP26	Not Started (only outline)
North Fringe	Land At The Former Frenchay Hospital, Frenchay Park Road BS16 1UU	1.41	2365	P19/3567/F	Erection of a 2 form entry primary school and associated works.	363880 177705	D1	4065	Gain	70		Under Construction
North Fringe	210B Park Avenue Aztec West, Almondsbury BS32 4SY	-0.04	-376	P19/4597/F	Change of use from office (Class B1a) to allow flexible use as office (Class B1a) or fertility clinic (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	360499 182801	B1(a)	4067	Loss		Aztec West	Not Started
North Fringe	210B Park Avenue Aztec West, Almondsbury BS32 4SY	0.04	376	P19/4597/F	Change of use from office (Class B1a) to allow flexible use as office (Class B1a) or fertility clinic (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	360499 182801	D1	4067	Gain	15	Aztec West	Not Started
North Fringe	D F S Highwood Lane, Patchway, BS34 5TQ	0.74	2788	P19/09908/F	Erection of side extension and installation of mezzanine floor to facilitate subdivision of existing retail unit into 2 No. units (Class A1),with associated works.	358392 181370	A1	4075	Gain			Not Started
North Fringe	Former GB Neuro Building Old Gloucester Road Hambrook, BS16 1RS	0.43	2579	P19/14500/F	Erection of front and side extensions, alterations, landscaping and associated works to form 66no bed dementia nursing home with provision for 10no bed for resident members of staff and with 5no beds for patient relatives.	363312 180575	C2	4079	Gain		Old Gloucester Road, Hambrook	Not Started
North Fringe	The Lawns Sports Ground Redmaids High School, BS10 7TB	6.83	711	P19/6351/F	Erection of 1 No. pavilion building, creation 2 No. all weather hockey pitches and 6 No. netball courts with floodlighting, landscaping, car parking and associated works.	356562 179865	D2	4082	Gain			Not Started
North Fringe	Land At Cribbs Retail Park, Lysander Road, Patchway, BS34 5TX	1.16	325	P19/12562/F	Erection of 1 no. retail unit (Class A1) with associated landscaping and works.	358328 181180	A1	4084	Gain	3		Not Started

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North Fringe	Land At The South Of The Railway, East Of Harry Stoke, Bradley Stoke	65.62	0	PT16/4782/O	Outline planning permission for mixed use development comprising up to 1,290 dwellings including an extra care facility (Use Class C2/C3); community facilities (comprising use classes D1 and D2); provision of a mixed use local centre (Use Classes A1, A2,	362942 179504	C2/C3/D1/D2/A1/A2/A3	4089	Gain			Not Started (only outline)
North Fringe	Remaining land at Plots 900, 950 and 960 Western Sector, Aztec West	4.34	25443	P98/1161	3 storey B1 office dev.	359900 180540	B1(a)	1029xb (Part)	Gain	1,339	Almondsbury Business Park	Under Construction
North Fringe	Land off Catbrain Lane, Cribbs Causeway	0.59	3863	PT15/3336/F	Erection of dementia care home	357564 180576	C2	1032s	Gain	55	Cribbs Causeway	Under Construction
North Fringe	UWE	2.58		PT12/3809/O	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	D1	1034c (AKA RES UWE)	Gain	0	University of the West of England	Balance of overall site
North Fringe	Northern part of Filton Airfield	0.73	3733	PT14/5028/O & P19/09543/F	Car showroom and academy	359634 180539	B2/SG	1118ba	Gain	41	Employment Land at Filton Northfield	Not Started
North Fringe	Northern part of Filton Airfield	0.38		PT14/5028/O Remainder of site	Employment uses	B2/SG	B1, B2, B8 & A1	1118bb	Gain		Employment Land at Filton Northfield	Balance of overall site
North Fringe	Rolls Royce, Gloucester Road, Filton	19.70	100740	PT15/2209/RM	Redevelopment of site for B1a, B1c, B2, B8, SG, C1 (note this is the whole site- being developed)	361246 180510	B1(a)/B1(c)/B2/B8/SG/C1	1416c	Gain	2336	Land East of A38, Filton/Patchway	Under Construction
North Fringe	East Works Site Gloucester Road North Filton	2.98	10539	PT18/4908/F	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	B1(b)	1416c	Gain	300	Land East of A38, Filton/Patchway	Under Construction
North Fringe	Plot C2/D1/E1 East Works Site, Gloucester Road North, Filton, BS 34 7ST	3.50	3588	PT17/5248/F	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	SG	1416d	Gain		Land East of A38, Filton/Patchway	Under Construction
North Fringe	Laurel Hill, Cribbs Causeway	1.38	8525.00	PT14/2646/O	Mixed use offices, storage and car showroom (balance of land and floor space)	357075 180306	B1/B8/SG	1618	Gain	?		Not Started (only outline)
Sevenside	Astrazeneca /Avlon Works, Severn Road Hallen	29.52	119658	PT16/6614/RM	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)	354570 183240	Mixed B	1521	Gain	1,500	Sevenside	Under Construction
Sevenside	Astrazeneca /Avlon Works, Severn Road Hallen	as above	as above	PT16/6658/RM	Erection of 4no. 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)	354570 183240	Mixed B	1521	Gain		Sevenside	As above
Sevenside	Astrazeneca /Avlon Works, Severn Road Hallen	as above	as above	PT16/6695/RM	Erection of 4no. 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).	354570 183240	Mixed B	1521	Gain		Sevenside	As above
Sevenside	Avon Power Station, Sevenside	45.00	-	SG4244	Erection of power station	354070 182960	SG	1668	Gain	60	Sevenside	Not Started (only outline)
Sevenside	Seabank 3, Sevenside	21.60		SG4244	Erection of power station	354010 182690	SG	1669	Gain	40	Sevenside	Not Started
Sevenside	Sevenside Calibration Centre 20 Marsh Common	-0.41	-790	PT17/3392/F	Demolition of existing (Class B1) office buildings and erection of 2no. buildings consisting of 4no. units comprising of (Class	355891 184418	B2/B8	1677	Loss	unknown	Sevenside	Under Construction



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	Road, Pilning				B8) storage and distribution and 7no units (Class B2) general industrial use with ancillary offices							
Sevenside	Sevenside Calibration Centre 20 Marsh Common Road, Pilning	0.41	1048	PT17/3392/F	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	355891 184418	B2/B8	1677	Gain	unknown	Sevenside	Under Construction
Sevenside	North of Severn Road, Hallen	0.37	-	PT16/5049/F	Erection of electricity generation plant	354339 181662	SG	1678	Gain	1	Sevenside	Under Construction
Sevenside	Land To The North Of Minors Lane, Avonmouth	13.15		PT17/5514/F	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	SG Other	4047	Gain		Sevenside	Not Started
Sevenside	Land Off Goldcrest Way, Severn Beach	0.46	2493	PT18/5779/F	Erection of a five storey 81 bedroom hotel (C1 Use class) plus roof plant space, with ancillary bar cafe / meeting / function space, with associated car parking and landscape.	355666 183025	C1	4061	Gain		Sevenside	Under Construction
Sevenside	Transco Lng Storage, Hallan	15.75		PT17/5254/F	Erection of plant and equipment necessary to secure the conversion of existing Liquid Natural Gas (LNG) liquefaction, storage and distribution of Liquid Petroleum Gas (LPG).		SG	4091	Gain			Not started
Sevenside	Plot 8020. G Park (Western Approach), Sevenside	5.68	22711	PT18/3709/F	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	Mixed B	1001d b	Gain	483	Sevenside	Under Construction
Sevenside	Westgate Distribution Park, Ellinghurst Farm, Pilning	12.41	36166	PT11/3510/RM	Erection of two buildings for storage and distribution	356053 184211	B8	1001m /1	Gain	478	Sevenside	Not Started
Sevenside	Unit 5 Central Park Sevenside	7.12	35303	SG4244	Erection of Warehouse	355400 182910	B8	1001n b	Gain		Sevenside	Under Construction
Sevenside	Plot 2 Central Park Avonmouth	2.252	559	PK18/6112/F	Construction of a roadside facility comprising a petrol filling station, associated convenience store, 3 no. drive thrus (Class A5), new access, parking and associated works.	354660 183700	SG	1001n d	Gain		Sevenside	Not Started
Sevenside	Plot 2 Central Park Avonmouth	n/a	631	PK18/6112/F	Construction of a roadside facility comprising a petrol filling station, associated convenience store, 3 no. drive thrus (Class A5), new access, parking and associated works.	354660 183700	A5	1001n d	Gain		Sevenside	Not Started
Sevenside	Plot 2 Central Park Avonmouth	n/a	204	PK18/6112/F	Construction of a roadside facility comprising a petrol filling station, associated convenience store, 3 no. drive thrus (Class A5), new access, parking and associated works.	354660 183700	A1	1001n d	Gain		Sevenside	Not Started
Sevenside	Residual Central Park	55.11						1001R CP1 - 1001R CP5			Sevenside	Balance of overall site
Sevenside	Residual Portal West Distribution Park, Pilning	30.96	68000	SG4244	Warehouse distribution park B8	355620 184200	B8	1001R PW1	Gain	883	Sevenside	Balance of overall site
Sevenside		97.78						1001R W1 - RW2			Sevenside	Balance of overall site
Thornbury	Thornbury Castle, Castle Street, Thornbury	0.13	1918	PT17/2654/F	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	C1/A3	4007	Gain	81		Not Started
Thornbury	11 Walker Way Thornbury	-0.13	-705	PT17/0945/F	Change of use from Class B1 (Business) and B8 (Storage and Distribution) to Class B2 (General Industry) as defined in the	363742 189426	B1/B8	4017	Loss	2	Thornbury Industrial Estate	Not Started

Policy Area	Address	Area Ha (Net)	New Flr sqm (Net)	Permission Number	Proposal	Grid Ref	Dev't Type	Ref	Gain / Loss	Jobs	CS 12 site? (if yes - site name)	2020 Progress
					Town and Country Planning (Use Classes) Order 1987 (as amended)							
Thornbury	11 Walker Way Thornbury	0.13	705	PT17/0945/F	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	B2	4017	Gain	2	Thornbury Industrial Estate	Not Started
Thornbury	Forty Acres Farm, Forty Acre Lane, Alveston, BS35 3QU	-0.24	-674	P19/1450/F	Change of use of equestrian building to storage facility (Class B8) and light industry (Class B1c) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended), (Resubmission of planning application PT18/3084/F).	363841 187117	Agri	4058	Loss			Not Started
Thornbury	Forty Acres Farm, Forty Acre Lane, Alveston, BS35 3QU	0.24	674	P19/1450/F	Change of use of equestrian building to storage facility (Class B8) and light industry (Class B1c) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended), (Resubmission of planning application PT18/3084/F).	363841 187117	B8/B1(b)	4058	Gain	10		Not Started
Thornbury	Tytherington Road Nursery, Tytherington Road, Thornbury BS35 3TT	0.68	247	P19/5642/F	Demolition of glasshouse and erection of building to form 8 No. business units (Class B1 (c)) with associated works.	365580 189021	B1(c)	4076	Gain			Not Started
Yate and Sodbury	WH Bence, Armstrong Way	0.449	110	PK02/3299/F	Demolition of existing storage building and erection of two workshops	369665 183270	B2	1190	Gain	3	Great Western Business Park	Under Construction
Yate and Sodbury	Grooms House, Stanshawes Court Drive, Yate	-0.28	-100	PK14/0916/PNC	Change of use of offices to dwellings	371493 181855	B1(a)	1592	Loss	?		Not Started
Yate and Sodbury	Land at Armstrong Way, Yate	0.78	2832	PK16/1663/O	Erection of industrial development B8	369309 183084	B8	1656	Gain	0		Not Started (only outline)
Yate and Sodbury	Unit B Stover Trading Estate, Millbrook Road, Yate BS37 5PB	-0.11	-1073	P19/6448/F	Change of use of existing general industrial unit (Class B2) to mixed use Business offices (Class B1) General Industry (Class B2), Storage and Distribution (Class B8) and trade counter uses (Class A1) as defined in the Town and Country Planning (use cla	370013 182713	B2	4069	Loss		Stover Road and North road	Not Started
Yate and Sodbury	Unit B Stover Trading Estate, Millbrook Road, Yate BS37 5PB	0.11	1073	P19/6448/F	Change of use of existing general industrial unit (Class B2) to mixed use Business offices (Class B1) General Industry (Class B2), Storage and Distribution (Class B8) and trade counter uses (Class A1) as defined in the Town and Country Planning (use cla	370013 182713	B1, B2, B8 & A1	4069	Gain		Stover Road and North road	Not Started
Yate and Sodbury	Willow Cottage Nursing Home 127 Station Road, Yate	-0.19	-758	PK18/6606/F	External alterations to facilitate change of use from nursing home (Class C2) to 9 No. flats (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	371534 182604	C3	4072	Loss			Not Started
Yate and Sodbury	Pope's Storage, Broad Lane, Yate, BS37 7LB	-0.3	-2000	PK18/6511/F	Change of Use from waste transfer station (sui generis) to storage yard (Class B8) including the stationing of 53 No. storage containers as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). (Retrospective).	370682 183702	SG	4077	Loss			Not Started
Yate and Sodbury	Pope's Storage, Broad Lane, Yate, BS37 7LB	0.3	2000	PK18/6511/F	Change of Use from waste transfer station (sui generis) to storage yard (Class B8) including the stationing of 53 No. storage containers as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). (Retrospective).	370682 183702	B8	4077	Gain			Not Started
Yate and Sodbury	New Neighbourhood, Yate	2.20	12660	PK12/1913/O	Mixed development	371249 184323	B2	1512a	Gain	414		Balance of overall site

**Completions**

Note units in *Blue* indicate that they are applications from the 2019/20 financial year.

Policy Area	Address	Area (Ha) Complete	Floorspace (Sq.m) Complete	Permission Number	Proposal	Grid Ref	Dev't Type	Ref	Gain/Loss	Jobs	CS 12 site? (if yes - site name)
East Fringe	33 Deanery Road, Kingswood	0.19	586	PK18/6115/F	PK16/6136/F- application superseded by current one. Floorspace changed from 677 to 586	366625 173603	C2	3261	Gain	0	
East Fringe	Newton House Earlstone Crescent Cadbury Heath	0.78	4935	PK17/5133/F	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	C2	4014	Gain	88	
East Fringe	Newton House, Cadbury Heath	0.78	3475	PK17/5133/F	Erection of 64 bed care home	366260 172017	C2	4014	Gain		
East Fringe	Land Between Avon Ring Road And Folly Brook, Emersons Green	2.39	23400	PK18/0692/F	Erection of a health & fitness facility	366446 178661	D1	4037	Gain	70	
East Fringe	Unit A Tower Lane Warmley Bristol South Gloucestershire BS30 8XT	-0.089	-462	P19/0482/F	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	D2	4044	Loss		Tower Road, Warmley
East Fringe	Unit A Tower Lane Warmley Bristol	0.089	462	P19/0482/F	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	B8	4044	Gain		Tower Road, Warmley
East Fringe	Premier Inn, Westerleigh Road, Emersons Green	1.24	770.00	PK16/6298/F	Erection of single storey community hall and two storey extension	366776 177808	C1/D1	3260	Gain	4	
East Fringe	National Composite Centre Feynman Way Central, Emersons Green	0.03	472	PK18/2078/F	Erection of two storey extension to provide storage and plant room facilities. Installation of external flue.	367032 177851	B1 (b)	4060	Gain		Emersons
East Fringe	The Shant, Crown Road, Kingswood, BS15 1PR	-0.22	-950	PK18/5781/RM	Demolition of public house and erection of 10 No. semi-detached dwellings with appearance, landscaping, layout and scale. (Approval of reserved matters to be read in conjunction with PK17/2957/O).	364831 174615	A4	4063	Loss		
East Fringe	Homebase Aldermoor Way, Longwell Green BS30 7TX	1.36	4032	P19/3094/F	Partial demolition of existing retail unit (A1) to facilitate subdivision to form 2 No. retail units (Class A1). Erection of rear extension to form delivery access corridor, alterations to shop front, installation of mezzanine floor, erection of new bou	365329 171638	A1	4073	Gain		Longwell Green Industrial Estate
Elsewhere	Land at Over Lane, Almondsbury	29.35	1217	PT13/4756/F	Construction of surfing centre and ancillary buildings	358653 182295	Other	1608	Gain	40	
Elsewhere	Chief Trading Post, Barry Road Oldland Common, BS30 6QY	2.37	0	P19/09172/CLE	Application for the continuation of mixed use commercial premises as retail (Class A1), cafe (Class A3), and storage (Class B8) as defined in the Town and Country Planning (use classes) Order 1987 (as amended).	367388 170703	A1, A3, B8	4086	Gain		
North Fringe	Frenchay Hospital	-26.53		PT13/0002/O	Redevelopment of hospital site	363383 177635	C2	1590	Loss		
North Fringe	Frenchay Hospital	1.41	2365	PT13/0002/O	Redevelopment of hospital site (school)	363383 177635	D1	1590	Gain		

Policy Area	Address	Area (Ha) Complete	Floorspace (Sq.m) Complete	Permission Number	Proposal	Grid Ref	Dev't Type	Ref	Gain/Loss	Jobs	CS 12 site? (if yes - site name)
North Fringe	University Of West Of England Coldharbour Lane Stoke Gifford	0.953	8588	PT18/1895/F	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	D1	1649	Gain		University of the West of England
North Fringe	100 Bristol Business Park, Coldharbour Lane, Stoke Gifford	2.99	27427	PT17/2087/F	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	A1, A3, B1a & SG	3276	Gain	1500	Bristol Business Park
North Fringe	100 Bristol Business Park Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QD	-2.99	-7754	PT17/2087/F	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	B1a	3276	Loss		Bristol Business Park
North Fringe	100 Bristol Business Park Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QD	2.99	19673	PT17/2087/F	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	B1a/A3	3276	Gain	1500	Bristol Business Park
North Fringe	National Composites Centre, Bristol And Bath Science Park Units 1 And 2 Feynman Way	0.23	638	P19/0763/F	Erection of extension (B1b use class) to the existing National Composites Centre with associated works	367032 177851	B1(b)	4057	Gain	n/a	Emersons
Sevenside	Land At Severn Road, Hallen, Bristol			PT17/4664/F	Battery storage facility with associated infrastructure, landscaping and new access onto Severn Road	355003 180040	SG	4020	Gain	0	Sevenside
Sevenside	Junction One, Central Park	2.63	10500	P19/3005/CLP	Subdivision of Storage and Distribution warehouse (Class B8) to form Data Centre (Class B8).	354660 183700	B8	1001nc	Gain		Sevenside
Yate and Sodbury	Land East Of Normandy Drive And South Of Kennedy Way , Yate	0.47		PK17/3061/F	Erection of 62 No. apartments for the elderly, guest apartment, communal facilities, new vehicular access, car parking, landscaping and associated works	371867 182161	C2	4010	Gain		
Yate and Sodbury	Land East Of Trinity Lane, Chipping Sodbury	3.1	-1758	PK17/5109/F	Erection of 60 no. dwellings, access, widening of Trinity Lane and ancillary works.		SG	4049	Loss		