



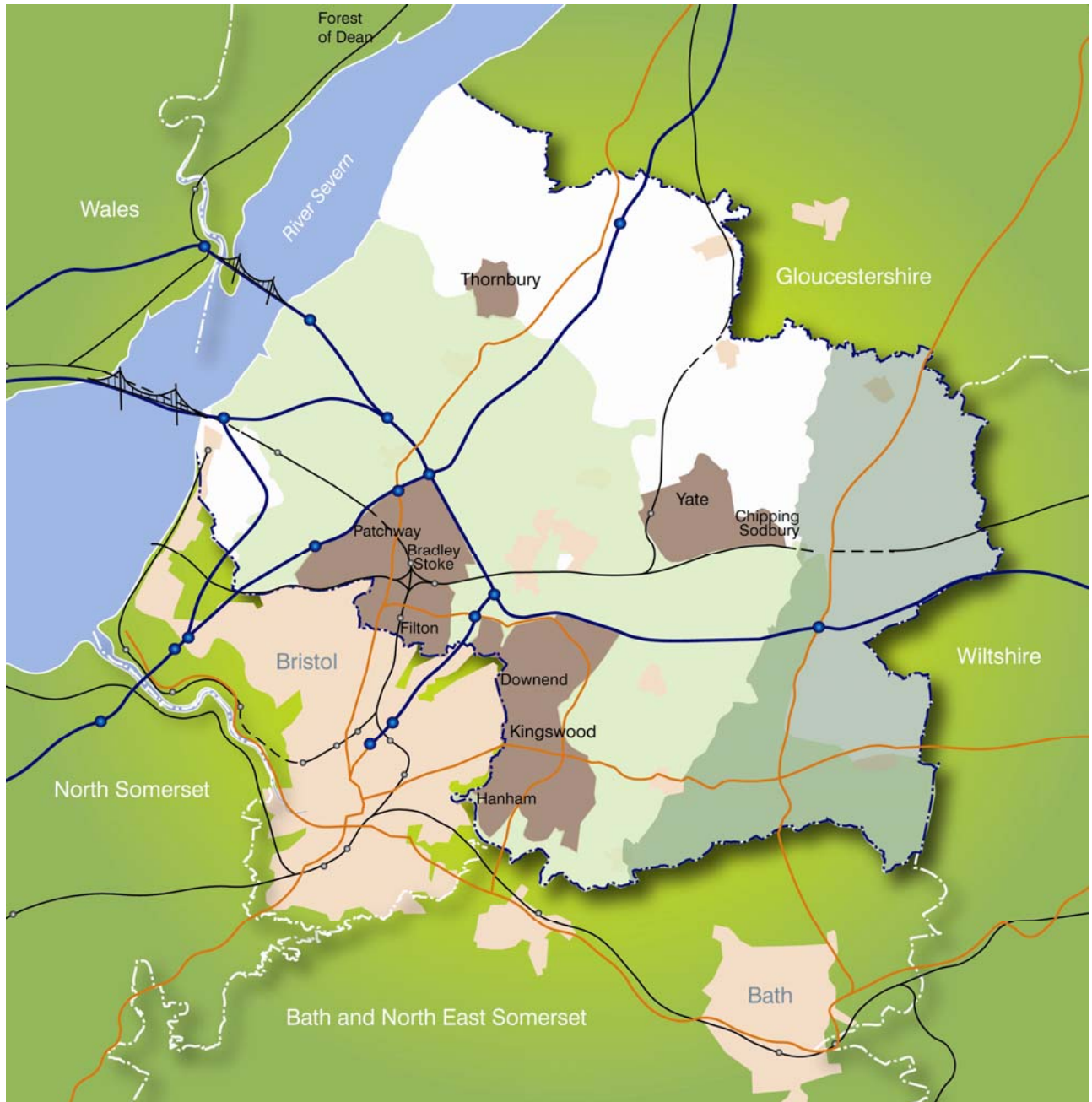
AUTHORITY'S MONITORING REPORT 2013

Covering the period 1 April 2012 - 31 March 2013

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The South Gloucestershire Local Authority area



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

1. Introduction

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

1.2 Section 35 of the Planning and Compulsory Purchase Act 2004 (the 2004 Act) required each Local Planning Authority to produce an Annual Monitoring Report (AMR) for the period 1 April to 31 March each year and submit it to the Secretary of State by 31 December of that year.

1.3 The planning reforms set out in the Localism Act 2011 removes the duty to submit monitoring reports to the Secretary of State annually. However, the requirement to publish this information for the public in no more than yearly intervals still exists.

1.4 On 30 March 2011 all Local Authorities received a letter from the Government¹ announcing the withdrawal of guidance² on local plan monitoring. Local authorities can now choose which targets and indicators they include in their monitoring report.

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

1.6 This is the ninth AMR prepared by South Gloucestershire Council; it covers the period 1 April 2012 to 31 March 2013 and builds on data presented in previous AMRs.

Development Plan Provision

1.7 The Core Strategy was submitted to the Secretary of State in March 2011 and the Examination in Public (EiP) took place in June and July 2012, and an additional hearing session took place in March 2013. Following an additional period of consultation the Inspector issued his report to the Council on 15th November and this was published to the council's website on 18th November. In his conclusions set out at paragraph 221 of the report the inspector states:

"the Plan provides a sensible strategy for the sustainable development of South Gloucestershire and is sound subject to the recommended modifications being made"

Further at paragraph 224 he states:

"I conclude that with the recommended main modifications set out in the Appendices the South Gloucestershire Core Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework."

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

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

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

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

The Council adopted the Core Strategy on 11th December 2013 and this now forms part of the Development Plan for the area. The Core Strategy presents 24 generic and 12 place based policies to address key local issues and guide development in the period to 2027.

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

Aim and structure of the refreshed AMR

1.9 The AMR has been restructured this year in order to focus more on delivery, providing a digest of key messages and outcomes. The aim of this report is to provide a succinct digest of key statistical information relevant to the assessment of the impact of development planning policies in South Gloucestershire. The refreshed report is structured as follows:

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

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

Types of indicator monitored in this report

1.11 As set out at paras. 1.4 and 1.13, local planning authorities can now choose which targets and indicators they include in their monitoring report. The indicators in this report have been reviewed, alongside the Government's new 'Single Data List', to ensure that they are the most effective measures of the emerging Core Strategy Policies.

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

1.13 The Department of Communities and Local Government originally defined a set of Core Output Indicators in July 2008 and these were required to be reported upon in local planning authorities' AMRs. However, the guidance³ has been withdrawn.⁴ In October 2010, it was announced that the government would establish a transparent list of data required from councils (the Single Dataset List) and the requirement to report Core Indicators is excluded from this list. Local Authorities now have the flexibility to decide what to report in their AMR's. However, as the most of the Core Output Indicators are considered by the Council to be useful indicators of local policy effectiveness, the majority of the former Core Output Indicators will continue to be reported through the AMR process.

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

Sustainability Appraisal and Significant Effect Indicators

1.15 European regulations on Strategic Environmental Assessment (SEA), as incorporated into government guidance on the Sustainability Appraisal of Local Development Documents, state that Local Authorities must predict, assess and monitor any significant environmental effects arising from their LDF. This involves the identification of 'Significant Effects Indicators', through the SA process. These enable a comparison to be made between the predicted effects of policies on society, the environment, and the economy, and the actual effects measured during implementation of the policies.

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

1.17 The Council has since updated the proposed SA/SEA Monitoring Framework. This was published in Appendix 12 of the December 2011 SA Report that accompanied the Post-Submission Changes version of the Core Strategy. Most of the indicators identified in that framework are monitored within this AMR. As the Local Plan process evolves in South Gloucestershire, the Council will continue to develop and refine its SA Indicators. Ongoing progress will be reported in subsequent AMRs.

Reporting on the Local Development Scheme

³ Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008)

⁴ Letter from Bob Neill, MP, dated 30 March 2011

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

Annual Monitoring Report linkages

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

1.20 Work has also been carried out jointly with neighbouring unitary authorities and the West of England Partnership (WEP) to develop a consistent approach to monitoring.

Impact of the economic circumstances

1.21 South Gloucestershire is committed to sustainable economic growth and delivery. The Indicators monitored over time provide a basis to assess the impact that the current economic circumstances are having on South Gloucestershire. Future AMRs will continue to monitor this impact and how effectively South Gloucestershire is responding.

Planning Strategically Across Boundaries

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

1.23 As part of the Core Strategy Examination the council provided evidence on how the duty had been met through plan preparation TP1: Duty to Co-operate and Joint Working Topic Paper.

1.24 The council is preparing a Duty to Co-operate schedule which will be updated on an ongoing basis. The schedule is a tool to ensure that strategic planning issues affecting more than one area are identified the processes for taking these issues forward is defined and any outcomes delivered. This will provide a framework to ensure effective co-operation throughout the plan making process. The schedule will ensure that strategic issues are concisely and consistently recorded, and will be regularly monitored and updated. Further details about how South Gloucestershire Council is working with the other West of England authorities and other agencies regarding the Duty to Co-operate are set out in Chapter 6.

2. The South Gloucestershire Context

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

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

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

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

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

Demographic structure

Population...

The population of South Gloucestershire is estimated to be 266,100 (ONS 2012 mid-year population estimate).

Age structure...

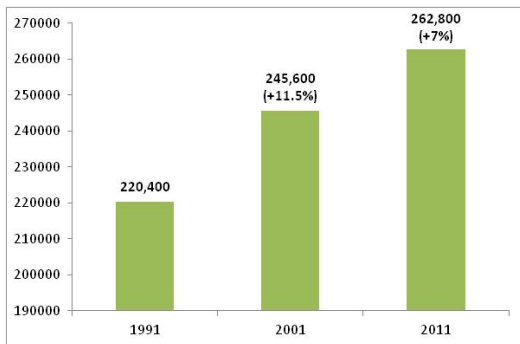
The broad age structure of the population is very similar to the national average, however in comparison to the national average, South Gloucestershire has:

- A lower proportion of the population in the 20-34 age group (2.3% below the national average),
- A higher proportion of the population in both the 40-54 and 15-19 age groups (1.6% and 0.5% above the national average respectively)

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

Population change...

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



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

Ethnic composition...

According to the 2011 Census; 13,193 (5.0%), of South Gloucestershire's population are of Black and minority ethnic origin (BME)¹. The estimates suggest that the number of BME

¹ The BME population comprises residents from the following ethnic groups: Mixed: White and Black Caribbean, Mixed: White and Black African, Mixed: White and Asian, Mixed: Other Mixed, Asian or Asian British: Indian, Asian or Asian British: Pakistani, Asian or Asian British: Bangladeshi, Asian or Asian British: Other Asian, Black or Black British: Black Caribbean, Black or Black British: Black African, Black or Black British: Other Black, Chinese or Other Ethnic Group: Chinese, Chinese or Other Ethnic Group: Other

residents has increased significantly from the proportion reported in the 2001 Census (2.4%); however these estimates suggest that the South Gloucestershire rate remains significantly lower than England and Wales average (14%).

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

Population projections...

The most recent official population projections (the 2011 ONS Sub-National Population projections) suggest that the population of South Gloucestershire will rise to 289,500 in 2021 which represents a 8.8% increase on the 2012 mid-year population estimate (266,100).

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

Household composition...

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

- 58.4% (62,847) were 'couple' households, higher than both the national (51.2%) and regional (54.1%) averages.
- 6.4% (6,975) were 'lone parent' households with dependent children, lower than the national (7.1%) average, but higher than the regional (5.9%) average.

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

Society and Communities

Deprivation...

The English Indices of Deprivation 2010 (ID 2010) is the Government's latest official measure of deprivation at small area level (LSOA)*. According to this study:

- South Gloucestershire is the 54th least deprived Local Authority in England (ranked 272nd out of 326 authorities).
- Compared to other areas in England, there is little deprivation in the District (only one LSOA falls within the 20% most deprived areas in England), however there are sub-ward pockets of relative deprivation which tend to be areas with high concentrations of social housing.
- South Gloucestershire's most deprived areas are generally located within the urban wards of Staple Hill, Kingschase, Patchway, Woodstock and Filton.

The ID 2010 comprises seven different domains which represent different elements of deprivation. South Gloucestershire has the highest concentration of deprived LSOAs in the following domains:

- 'Crime deprivation' – where 21 LSOA's are within the most deprived 20% of areas nationally
- 'Education, skills and training deprivation' – where 11 LSOAs are within the most deprived 20% of areas nationally
- 'Barriers to housing and services domain' – 10 LSOAs within the most deprived 20% of areas nationally

In South Gloucestershire as a whole, 20,855 residents are 'income deprived, and 8,865 residents are 'employment deprived.

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

Recorded Crime...

South Gloucestershire is a safe place to live and recorded crime rates are lower than the regional and national averages. In 2012/13 the total rate of recorded crime in South Gloucestershire was 48 offences per 1000

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

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

residents – representing a reduction of 14.0% on the previous years figure.

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

Resident satisfaction...

According to the council's autumn 2012 Viewpoint Survey, 86% of respondents to the survey said they were satisfied with their local area as a place to live, including 32% who were very satisfied. Satisfaction with the local area has remained at a consistently high level over the last seven years.

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

Indicators of health...

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

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

Life Expectancy: Overall, life expectancy has risen in South Gloucestershire by about two and a half years over the last 10 years. Based on the most up to date data, life expectancy at birth is 81.1 years for males and 84.8 years for females, an increase of 2.3 years for men and 2.8 years for women since 2002. Significantly higher than the national average.

Premature death: The premature mortality rate (defined as deaths from all causes under 75 years) is an important indicator of the overall health of the population. In 2011, the premature mortality rate in South Gloucestershire was approximately 203 per 100,000 of the population. The rate has continued to decline in line with national trends. The rate remains lower than the regional and national rates.

Labour Market Characteristics

Unemployment...

Unemployment - claimant count measure

The monthly claimant count is not the official unemployment rate but is the most detailed and regularly updated source of unemployment data at a local level. The claimant count provides the most detailed and regularly updated source of unemployment data at local level and enables sub-district analysis. In October 2013, 2,884 (1.7%) of the resident population in South Gloucestershire were claiming JSA. This is a 4.2% reduction on last month's figure (3,009) and a 21.2% decrease on the number recorded at the same time last year (3,660 / 3.7% of the working age population).

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

Economic Activity...

The economic activity rate measures the proportion of the working age population (16-64) who are either employed or unemployed (i.e. people who were without a job who were available to start work or were waiting to start a job they had already obtained).

The Annual Population Survey (2012), carried out by the ONS, showed that 83.2% of South Gloucestershire's population is economically active (143,300). This represents a slight increase on the rate reported in 2011 (82.0%), and it remains higher than both the national and sub regional averages.

Source: Annual Population Survey (July 2011-June 2012), ONS

Employment structure...

According to the 2012 Annual population Survey, 71.5% of employed residents work full time. This is lower than the nation and sub-regional averages.

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

Source: Annual Population Survey (July 2011-June 2012), ONS

Earnings...

In 2012, the average annual salary* for a full time worker living in South Gloucestershire was £27,478, representing a 2.9% increase on the 2011 figure (£26,709) – a greater increase than

has been experienced nationally and regionally.

*median gross annual salary for (residents) for a full-time worker.

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

Qualifications and Education

Adult qualifications...

The 2011 Census shows, 26.7% of South Gloucestershire's population aged 16 and over were educated to NVQ Level 4 or above*, which is below both the England and sub-regional averages (27.4% and 27.4%) respectively.

18.6% of the population aged 16 and over have no qualifications, which is considerably lower than both the England (22.5%) and sub-regional (20.7%) averages.

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

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

Pupil attainment (GCSE results)...

In 2012, 56.4% of pupils achieved five or more A*-C grades or equivalent at GCSE including English and maths at Key Stage 4 (secondary). The achievement rate in South Gloucestershire is below the national average (59.0%).

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

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

In 2012, the proportion of 16-18 year olds not in education, employment or training (NEET) in South Gloucestershire was 4.7%. This represents a decrease on the previous year (5.1%) but is still notably lower than both the national rate (6.2%), and the regional rate (5.5%).

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

Housing and the built environment

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

Housing tenure...

According to the 2011 Census:

- 34.5% (37,050) own homes outright;

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

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

Average house price

In 2012 the average price for a residential property sold between the months of April 2012 and March 2013 in South Gloucestershire was £176,342 rising from £173,367 over the same period in 2011/2012.

(Source: House Price Index, Land Registry)

Quality and assets of the built environment

South Gloucestershire has a good quality historic built environment. Policies in the Core Strategy are aimed at protecting these assets for the future. Within the District there are:

- Approximately 2,500 listed buildings – of which 3% are Grade I, 6% are Grade II*, and 91% are Grade II
- Over 1,470 locally listed buildings
- 36 Scheduled monuments
- 30 Conservation Areas
- 8 registered parks and gardens

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

Transport & Accessibility

Rate of traffic growth...

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

Car ownership...

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

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

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

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

Accessibility of key services...

According to the Indices of Deprivation 2010, South Gloucestershire is particularly deprived in terms of the Geographical Access to Services sub-domain – which is largely due to the semi-rural nature of much of the authority area. Twelve LSOA's within the district fall within the 10% most deprived areas in England.

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

Key Environmental Assets

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

Greenbelt

- 23,232 ha – approximately 43% of the total area of the District.

Local Nature Reserves (LNR)

- 9 LNRs making up a total of 109ha.

AONB

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

SSSIs

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

RIGS

- 53 Regionally Important Geological Sites

SNCIs

- 269 Sites of Nature Conservation Importance.

3. Plans and Policies

Planning Policy Context - National

3.1 The Government is streamlining the planning system, making it more efficient and positive in outlook and operation. This supports their Plan for Growth which was announced in the 2011 Budget. The Government's planning policies and how they are expected to be applied have been published in the National Planning Policy Framework (March 2012).

Planning Policy Context - Local

3.2 The current development plan for South Gloucestershire comprises the **West of England Joint Waste Core Strategy** (adopted 2011), together with three plans adopted under the development plan system that was operating prior to the Planning and Compulsory Purchase Act 2004. Transfer arrangements under the 2004 Act allowed for such plans to be 'saved' for 3 years, and for this period to be extended with the agreement of the then regional Government Offices.

3.3 For South Gloucestershire, the former Government Office for the South West agreed the extension of 'saved' policies for the South Gloucestershire Local Plan and the South Gloucestershire Minerals and Waste Local Plan. Details of the policies which have not been 'saved' are as follows:

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

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

Local Development Scheme (LDS)

3.4 The Local Development Scheme, now known as the Local Plan Delivery Programme (LPDP), is a rolling three year programme for the preparation of Local Plan* documents and Supplementary Planning Documents. In April 2012, the Local Development Scheme (January 2011 – December 2013) for South Gloucestershire was updated and rolled forward for the period January 2012 – December 2014. In November 2013, the LDS was updated and rolled forward for the period November 2013 - December 2015.

*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. 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 old policies which have been saved under the 2004 Act and neighbourhood development plans.

Commentary on Progress on the preparation of Development Plan Documents and Supplementary Planning Documents as at December 2013

Following receipt of the inspector's Report on 15th November 2013, the **Core Strategy** was adopted by Full Council on 11th December 2013.

Early engagement work on the **Policies, Sites and Places Plan** has been progressing and public consultation on a draft document is programmed for Summer 2014 .

Consultation on a preliminary draft **CIL Charging Schedule and the CIL and S106 guide SPD** took place between November 2012 and January 2013. Subsequent work has been delayed due to the Government's consultation on changes to the CIL Regulations, including pushing back changes to S106 to April 2015. A draft CIL Schedule and SPD is provisionally due for approval in April 2014 for public consultation.

The **Car Poking Standards SPD** was approved for development management purposes on 27th March 2013 and formally adopted on 11th December 2013.

The **3 Conservation Area Guidance SPDs** have been adopted – Olveston and Iron Acton in January 2013 and Doynton in June 2013.

The timetables for a further 7 SPDs are set out in the latest LDS (now renamed LPDP).

Masterplan SPDs for 2 of the new neighbourhoods (Cribbs/Patchway and East of Harry Stoke) are proceeding. Public consultation on draft SPDs took place between November 2012 and February 2013. Masterplanning work is ongoing with landowners and key stakeholders with refinement of the SPDs. Further public consultation is programmed for January/February 2014 (Cribbs/Patchway) and for May/June 2014 (East of Harry Stoke).

Drafting of the **Renewables SPD** is progressing in tandem with community engagement, but has taken longer than envisaged due to awaiting national guidance on wind turbines. Public consultation on the draft SPD is scheduled for early 2014.

Work has been progressing on the **Affordable Housing and Extra Care SPD** and public consultation commenced on 2nd December 2013.

Work on the **Green Infrastructure SPD** has been delayed, due to staff resources and the Core Strategy Examination, but is progressing and the timetable has been updated.

Waste Collection Guidance for Developers SPD has been introduced, as well as an audit/review of the buildings on the **Local List SPD** as the first part of the review of this SPD.

4.1 Economy

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

Core Strategy Objectives

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

Relevant Core Strategy Policies

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

**Unless otherwise stated all figures relate to the period
1 April 2012 – 31 March 2013**

Employment land available – by type (hectares)

Year	B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	30.77	25.00	0.05	238.91	58.60	79.05	432.38
2009/2010	24.38	25.00	0.05	0.37	31.81	340.86	422.47
2010/2011	24.89	25.00	0.05	1.10	27.93	226.60	305.57
2011/2012	23.88	20.79	0.26	17.81	31.06	303.38	397.18
2012/2013	9.50	20.79	0.26	22.50	40.00	282.04	375.09

Table 1.1

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

Commentary

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

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

In the 2012/2013 monitoring year there was a total of 375.09ha of employment land in South Gloucestershire. There has been a significant of land in B1a employment use, no change across the B1b and B1c land uses, some increase in B2 and B8 land use, and significant loss of land for mixed employment uses.

The loss in land available for B1a development is mostly as a result of the proposals associated with the redevelopment/development at UWE on the undeveloped land on the former Hewlett Packard site including the new sports stadium development. The rise in employment land available for B2 and B8 development is as a result of a number of small sites for B2 industrial being added and planning permission for a new warehouse development at Ellinghurst Farm, Pilning. The loss of shown in the figure for 'Mixed' use is due to the ongoing completions of new development within the Airbus site at Filton, and also readjustment of remaining potential net developable land remaining at Severnside.

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

Year		B1a	B1b	B1c	B2	B8	Mixed	Total
2008/2009	Net (sq.m)	15,788	0	0	16,216	-25,233	1,251	8,022
2009/2010	Net (sq.m)	2,921	0	0	-93,329	46,190	10,100	-34,118
2010/2011	Net (sq.m)	8,491	0	-1,422	1,043	-1,508	0	6,604
2011/2012	Net (sq.m)	-2,217	9,152	-550	-256	-12,680	11,922	11,537
2012/2013	Net (sq.m)	-3,126	0	26	-1,318	4,269	48,794	48,645

Table 1.2

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

Commentary

Table 1.2 shows that in the 2012/2013 year, there was a net gain of 48,794 square metres of employment floorspace.

There has been an overall loss in B1 office space in the 12 months to April 2013 due to the ongoing sub-division of an existing office building at Aztec West.

There was no completed B1(b) development and no large scale completions in the B1(c) use class in the twelve months to April 2013.

There have been both gains and losses of B2 development across the district in the 2012/2013 monitoring year. The most significant losses have been as a result of changes of use on two sites. The first the change of use of a B2 unit on the Hanham Business Park, Kingswood to an internet auction house, and the second the change of use of premises at The Hallen Industrial Estate to expand adjacent recycling facilities. The main gain in B2 floorspace has occurred in Yate on the Stover Trading Estate which has occurred as a result of a change of use of a vacant A1 unit. Overall, however there has been a loss of B2 floorspace in the year.

B8 floorspace has increased in the year mainly as a result of the erection of new storage buildings on two sites in Yate, at the South Gloucestershire Council depot, and the Indesit Factory, and the use of land and buildings at Siston for storage purposes.

The 2012/2013 monitoring year also saw big gains in Mixed B use floorspace. The majority of this occurred in the north fringe with the completion of a mixed B1/B1a development. This is as a result of the completion of part of the ongoing redevelopment of the Airbus site at Filton.

Total amount of floorspace for 'town centre uses'

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

Table 1.3

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

Commentary

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

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

Table 1.3 shows that there has been a sizeable gain of A1 floorspace in South Gloucestershire's town centres. This gain can be attributed to the completion of four new retail units at Yate Town Centre.

Despite the gain in A1 floorspace at Yate Shopping Centre table 2.3 shows that across the district as a whole in 2012/2013 there was a loss of A1 floorspace. This can be explained by the change of use of a retail warehouse in Yate to a B2 use and the current redevelopment taking place at the Abbeywood Retail Park, Filton. As well as the changes in A1 retail floorspace that have

taken place there has been a loss in office floorspace (B1a). This can be attributed to the subdivision of an office premises at Aztec West to two office units, the new units not being completed within the monitoring year.

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

Year	Previous Use	Area (ha)
2006/2007	B2 - General Industrial	1.56
	Agricultural	0.43
		1.99
2007/2008	B1a - Office	0.15
	B2 - General Industrial	0.43
	Agricultural	0.96
		1.54
2008/2009	B2 - General Industrial	0.52
		0.52
2009/2010	B2 - General Industrial	0.21
	B8 - Storage and Distribution	0.07
		0.28
2010/2011	B1a - Office	0.01
	B1/B2/B8 - Mixed	0.38
	B8 - Storage and Distribution	0.18
		0.57
2011/2012	B1a - Office	0.63
	B2 - General Industrial	1.58
	B8 - Storage and Distribution	2.77
		4.98
2012/2013	B2 - General Industrial	0.07
	B8 - Storage and Distribution	0.14
		0.21

Table 1.4

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

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2012/2013, 0.21ha of employment land within safeguarded employment areas (previously under SGLP policy E4 and now under CS policy CS12) was lost to non-B land uses.

As in the previous year, although this employment land has been lost from traditional B-use employment, these losses are not perceived to be detrimental to the safeguarded areas as the changes of use still provide employment opportunities (although not in the traditional B-Use Class terms).

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

Amount of employment land lost to residential development within safeguarded areas

Year	Amount of employment land lost
2006/2007	No loss
2007/2008	No loss
2008/2009	No loss
2009/2010	No loss
2010/2011	No loss
2011/2012	1.56 ha
2012/2013	No loss

Table 1.5

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

Commentary

The Council aims to protect safeguarded employment areas from developments for non-employment uses. In 2012/2013, 0.21ha of employment land within safeguarded employment areas (previously under SGLP policy E4 and now under CS policy CS12) was lost to non-B land uses.

Data returns for this AMR show that there has been no loss of employment land to residential development in this monitoring year.

As part of ongoing work on the Council's Core Strategy, the approach to and number of other safeguarded employment sites is being reviewed (Interim Safeguarded Sites). This situation will continue to be monitored through the AMR process.

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

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

Previous use class	2008/2009		2009/2010		2010/2011		2011/2012		2012/2013	
	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)	No. of dwellings created	Loss of area (net Ha)
B1a	27	1.89	7	0.05	55	0.94	8	0.07	6	0.49
B1	-	-	-	-	2	0.01	8	0.24	-	-
B1c	4	0.03	1	0.09	-	-	-	-	-	-
B2	39	0.21	60	0.71	29	0.57	-	-	-	-
B8	12	0.86	7	0.25	229	3.84	-	-	-	-
Total	82	2.99	75	1.10	315	5.36	16	0.31	6	0.49

Table 1.6

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

Commentary

Table 1.6 shows that the amount of employment land lost to residential development outside of safeguarded employment areas in both 2011/2012 and 2012/2013 has remained low compared to the levels reported in the previous years.

This indicator should be read in conjunction with the Indicator the "Amount of employment land lost to residential development within safeguarded areas". Table 1.5 shows that between 2006

and 2013 there was 1.56 Ha of land lost within areas safeguarded for employment to residential use. In comparison, 10.25 Ha of traditional “B –use” employment land has been lost to residential development outside of safeguarded employment areas.

In the current monitoring year, 0.49 Ha of employment land was lost to residential development.

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

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

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

Table 1.7

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

Commentary

Table 1.7 appears to show that, in the 2012/2013 monitoring year there has been a sizeable loss of retail floorspace across the district. This figure however hides both sizeable gains including the completion and opening of four new retail units at Yate Shopping Centre providing some 4,000 square metres of additional retail floorspace, and sizeable losses including the demolition of 9,500 square metres of floorspace at Abbey Retail Park, Filton to make way for a major new mixed retail development scheme including a new Asda store.

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

	Total primary frontage (metres)	Amount in A1 use (metres)	% of primary frontage in A1 use
2008/2009	4,379	3,299	75.3%
2009/2010	4,379	3,304	75.4%
2010/2011	4,329	3,264	75.4%
2011/2012	4,444	3,370	75.8%
2012/2013	4,466	3,331	74.6%

Table 1.8

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

Commentary

The Local Plan (SGLP) and the Core Strategy aim to sustain the vitality and viability of South Gloucestershire’s town centres through retaining town centre units in A1 (retail) use. Table 1.8 shows that the percentage of primary frontage in A1 use has dropped slightly from the level

reported last year. The change in the total primary frontage reflects that there has been an increase in the percentage of primary frontage in non-A1 use in Chipping Sodbury, Kingswood, Staple Hill and Yate.

Over the past 5 year period to 2011/2012, the percentage of primary frontage in A1 use remained at over 75%, indicating that policy RT9 of the South Gloucestershire Local Plan was performing well. It is too soon to tell if this drop is an anomaly or if it is symptomatic of wider issues relating to the changing face of town centres across the UK.

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

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

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
Chipping Sodbury	6.8	8.8	1.8	5.6	1.9
Downend	7.4	3.7	3.7	3.8	6.5
Emersons Green	0	0	0	0	0
Filton	10.5	5.3	0	5.0	9.5
Hanham	7.9	10.5	15.4	10.8	10.8
Kingswood	15.2	15.7	19.1	12.1	17.0
Staple Hill	12.3	13.9	7.3	4.7	2.4
Thornbury	13.9	9.9	9.9	8.2	9.6
Yate *	12.6	11.2	15.9	19.3	20.2
Bradley Stoke	-	-	-	0	5.6
Total	11.5	11	10.7	9.3	10.2

Table 1.9

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

Commentary

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

In August 2013, 10.2% of all A1 units in town centres across the District were vacant. This represents an increase of almost 1.0% in the A1 vacancy rate recorded in August 2012 (9.3%). In August 2013:

- Yate (Shopping Centre) had the highest A1 vacancy rate (20.2%) which equates to 17 vacant A1 units
- Emersons Green had no vacant A1 units (0%)

Between August 2012 and August 2013 the most significant decrease in A1 vacancy rate was observed in Chipping Sodbury, where the rate fell from 5.6% to 1.9%. There has also been an increase in the percentage of A1 units occupied/trading in Staple Hill in the 2012/2013 monitoring year.

The percentage of vacant A1 units has only remained the same in Hanham between August 2012 and August 2013.

In terms of actual A1 Units – Chipping Sodbury and Staple Hill recorded the greatest decrease in vacancy (where an additional two units became occupied for A1 use in each centre). In contrast between August 2012 and August 2013 there has been an increase in the vacancy rate

in A1 units in Downend (one unit), Filton (one unit), Kingswood (four units), Thornbury (one unit) and Bradley Stoke (one unit) town centres.

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

Number of vacant units (all uses) ***

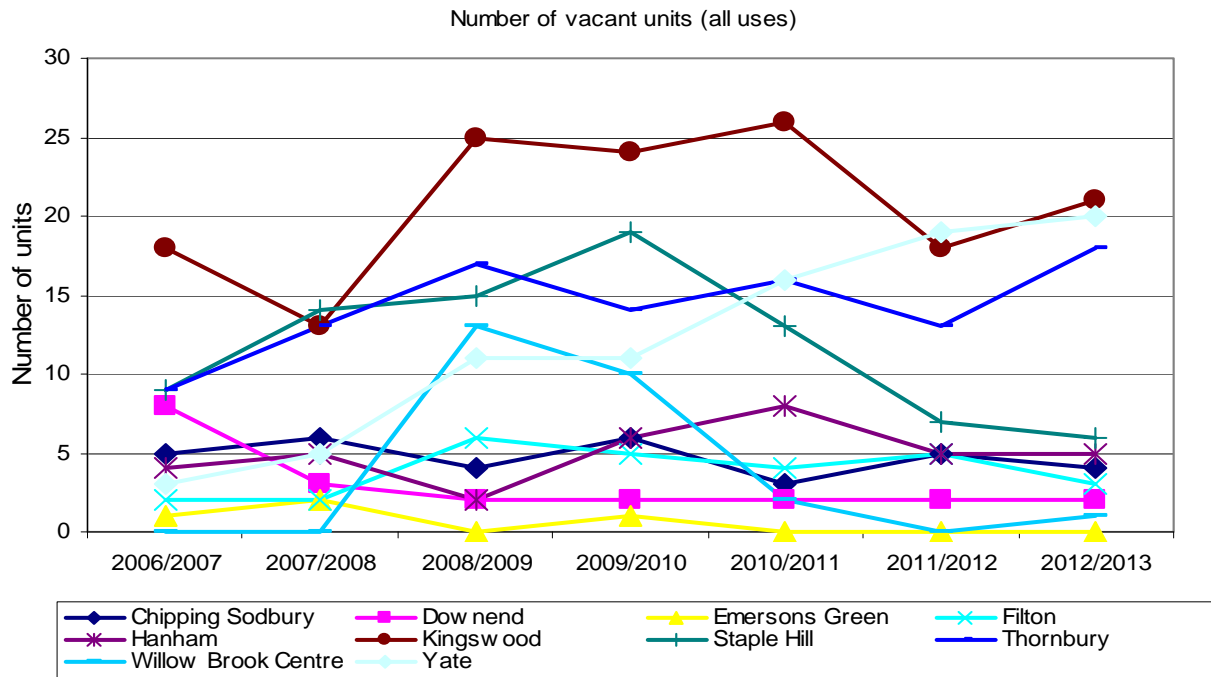


Figure 1.1

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
Chipping Sodbury	4	6	3	5	4
Downend	2	2	2	2	2
Emersons Green	0	1	0	0	0
Filton	6	5	4	5	3
Hanham	2	6	8	5	5
Kingswood	25	24	26	18	21
Staple Hill	15	19	13	7	6
Thornbury	17	14	16	13	18
Willow Brook Centre	13	10	2	0	1
Yate	11	11	16	19	20
Total	95	98	90	74	80

Table 1.10

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

Commentary

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

- Chipping Sodbury historically has high rates of occupancy across the town centre.
- Downend has had only two vacant units in each of the past five years.
- Emersons Green has no vacant units in this monitoring year and although there have been none or low rates of vacancy for the last four years, it is the smallest town centre in South Gloucestershire (in terms of number of units).
- Filton has a similar vacancy rate to the previous years, although the current year shows a marginal improvement on the overall average.
- Hanham has the same vacancy rate as last year and this is lower than the previous two years.
- There has been a noticeable fall in the number of vacant units overall in Kingswood in recent years compared to earlier years.
- The number of vacant units in Staple Hill has decreased to the lowest levels seen since 2006/2007.
- The rate of vacancy in Thornbury has increased to the highest level compared to the previous four years.
- Although the vacancy rates at the Willow Brook Centre appear high, these figures reflect the rate of initial take-up of the new retail units rather than high levels of vacancy per se. This year there is only 1 vacant unit.
- The number of vacant units in Yate has increased significantly over this five year period.

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

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

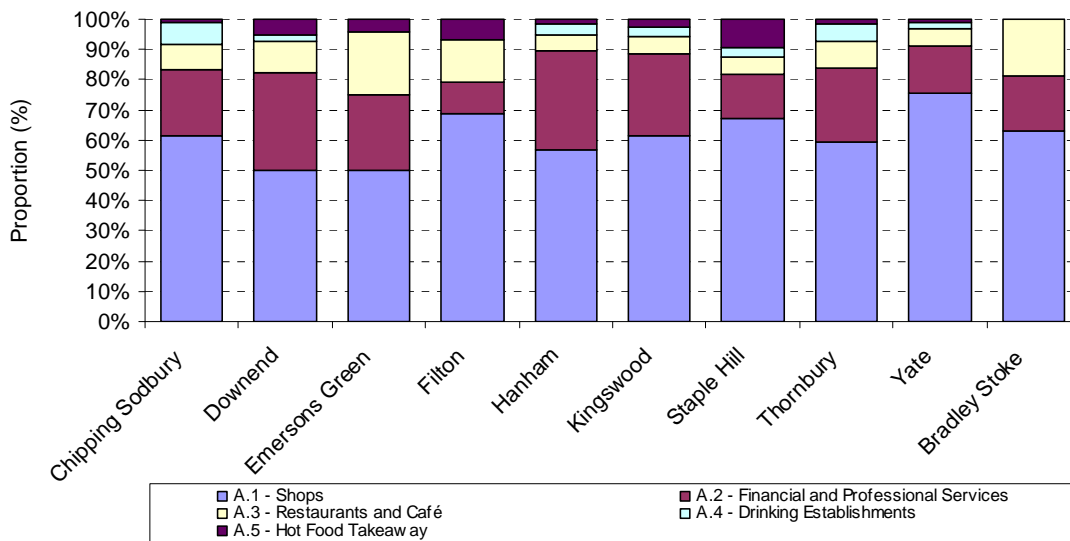


Figure 1.2

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

Commentary

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

Figure 1.2 shows that:

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

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

Potential number of jobs arising from implemented planning permissions

	Retail (A -A5)	Offices (B1a)	Industry and warehousing (B1b, B1c, B2, B8, Mixed B, SG Industrial)	Other (C1, C2, D1, D2, SG, Mixed)	Total
2006/2007	100	300	-300	0	100
2007/2008	400	800	300	0	1,500
2008/2009	200	1,300	0	100	1,600
2009/2010	100	1,300	1,400	400	3,200
2010/2011	0	600	200	0	800
2011/2012	200	-200	500	400	900
2012/2013	150	0	200	50	400
Total	1,150	4,100	2,300	950	8,500

Table 1.12

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

Commentary

Since 2006 it is estimated that a potential 8,500 additional jobs *may* have been created in the district through completed developments which required planning permission; 400 of these jobs *may* have been created in the last monitoring year ^{**}.

NOTES:

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

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

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

New indicators – to be reported in future AMRs

Chapter 19 of the Core Strategy outlines a number of new indicators that will be established to monitor policies in the Core Strategy, these indicators were developed in tandem with the emerging Core Strategy policies and will be reported in future AMRs. The new indicators are:

- o New employment development (floorspace & jobs) compared to the number new residential development in the North Fringe Policy Area
- o New employment development in the three enterprise areas
- o Changes in employment use classes within safeguarded employment areas by geographical policy area
- o Percentage of households within 500m of a food store selling basic food provisions

4.2 Social

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

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

Core Strategy Objectives

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

Relevant Core Strategy Policies

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

**Unless otherwise stated all figures relate to the period
1 April 2012 – 31 March 2013**

Plan period and housing targets

Commentary

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

The Core Strategy was submitted to the Secretary of State in March 2011 and the Examination in Public (EiP) took place in June and July 2012, and an additional hearing session took place in March 2013. Following an additional period of consultation the Inspector issued his report to the Council on 15th November and this was published to the council's website on 18th November. In his conclusions set out at paragraph 221 of the report the inspector states:

"the Plan provides a sensible strategy for the sustainable development of South Gloucestershire and is sound subject to the recommended modifications being made"

Further at paragraph 224 he states:

"I conclude that with the recommended main modifications set out in the Appendices the South Gloucestershire Core Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework."

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

Core Strategy (Policy CS15) identifies that a supply of deliverable and developable land will be identified to secure the delivery of a minimum of 28,355 new homes in the period between 2006 and 2027. Some 5,810 of these new homes were been built between April 2006 and March 2013, leaving a minimum of 22,545 new homes to be delivered in the 14 years to 2027.

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

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

Net additional dwellings delivered

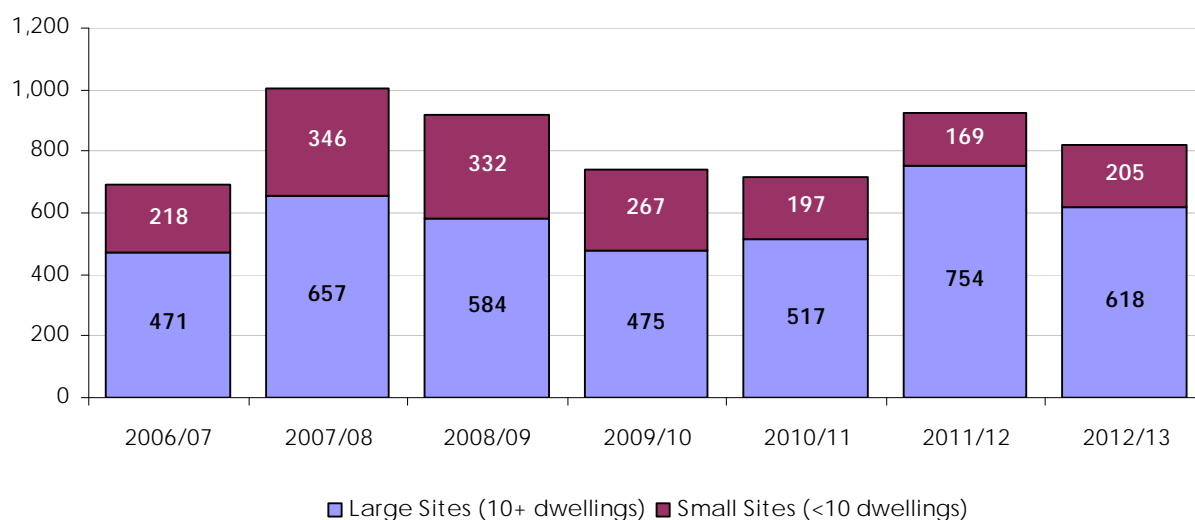


Figure 2.1

Analysis by policy area – completions 2012 to 2013

	South Glos Total	East Fringe of Bristol	North Fringe of Bristol	Yate/Chipping Sodbury	Thornbury	Rural Areas	Sevenside
New build completions	765	183	370	79	2	126	5
Demolitions	32	0	15	0	1	15	1
Change of use (net gain)	67	30	9	-1	1	27	1
Conversions (net gain)	22	3	8	3	3	2	3
Other gains	1	0	0	0	0	1	0
Net additional dwellings	823 (100%)	216 (26%)	372 (45%)	81 (10%)	5 (1%)	141 (17%)	8 (1%)

Table 2.1

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

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

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

Table 2.2

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

Commentary

As illustrated by Fig 2.1, in the year to April 2013, 823 dwellings (net) were completed in South

Gloucestershire.

Table 2.1 shows that the vast majority (93%) of new developments were 'new build' developments. In rural areas 'Change of use' applications (mainly barn conversions) accounted for 19% of new dwellings.

Three quarters (75%) of completions in the last year were on large sites (those with more than 10 dwellings) illustrating that the Council is proactively working with developers to bring sites forward through the development management process.

In the last year, over three quarters of completions were within the established urban areas of the East (26%) and North (45%) fringes of Bristol and the towns of Yate and Chipping Sodbury (10%).

Net additional dwellings in future years; and Managed Housing Delivery

Assessment of Five Year Supply against South Gloucestershire Core Strategy Policy CS15			
			Plus 20% Buffer
A	Net provision required 2013 to 2018	8,052	9,662
B	Annualised provision required (A/5 years)	1,610	1,932
C	Total identified deliverable supply 2013 to 2018 (Nov. 2013)	10,610	10,610
	<i>Five Year supply surplus or deficit (C minus A)</i>	<i>2,558</i>	<i>948</i>
	<i>Five Year supply (C/Ax100)</i>	<i>132%</i>	<i>110%</i>
	<i>Five Year supply (C/B)</i>	<i>6.59</i>	<i>5.49</i>

Table 2.3

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

Commentary

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

Table 2.3 sets out the land supply calculations based on Policy CS15 of the Core Strategy.

The council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporates feedback from landowners / developers on the likely timescales for the development of their sites. The forecasts and assumptions underpinning likely future dwelling completions are provided in the Council's "Housing Implementation Strategy" at Appendix 1. Housing supply has been assessed based on the following:

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

New and converted dwellings on previously developed land

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

Table 2.4

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

Commentary

In the year to April 2013 over half (55%) of dwelling completions were on previously developed land (PDL). The South Gloucestershire Local Plan sets a target that 50% of all new dwelling completions should be on PDL, since 2004 this target has been exceeded in every monitoring year.

Note: On 9 June 2010 the Government revised the definition of previously developed land (PDL) to exclude private residential gardens. The figures in this table (1.4) only apply the revised definition to planning permissions resulting in new dwellings being built on former garden land granted after 9 June 2010 date.

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

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

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
i) Less than 30 dwellings per ha	10%	0%	17%	22%	0%	0%	3%
ii) Between 30 and 50 dwellings per ha	45%	6%	26%	16%	83%	53%	25%
iii) Above 50 dwellings per ha	45%	94%	57%	62%	17%	47%	72%

Table 2.5

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

Commentary

The Council seeks to avoid developments which make inefficient use of land in the context of the character and amenity of the local area. In the year to April 2013 a quarter (25%) of dwellings (on large housing sites) were delivered at between 30 and 50 dph and 72% of dwellings were delivered at over 50 dwellings per ha. In the 2012/2013 monitoring year only 3% of dwellings were delivered at a density of less than 30 dwellings per hectare.

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

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

	2006/2007		2007/2008		2008/2009		2009/2010		2010/2011		2011/2012		2012/2013	
	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat	Hse	Flat		Flat
1 bed	28 4%	135 17%	28 3%	308 28%	30 3%	183 19%	30 4%	125 16%	8 1%	145 20%	14 2%	152 16%	19 2%	132 15%
2 bed	62 8%	268 35%	97 9%	349 31%	115 12%	281 29%	79 10%	196 25%	110 14%	216 28%	164 17%	206 22%	137 16%	137 16%
3 bed	171 22%	5 (<1%)	187 17%	12 1%	199 20%	9 1%	179 23%	3 (<1%)	137 18%	0 0%	214 22%	2 (<1%)	216 24%	3 (<1%)
4+ bed	104 13%	0 0%	122 11%	5 1%	166 17%	1 (<1%)	168 22%	0 0%	146 19%	0 0%	205 21%	0 0%	241 27%	0 0%
Totals	365 47%	408 53%	434 39%	674 61%	510 52%	474 48%	456 59%	324 41%	401 52%	361 48%	597 62%	360 38%	613 69%	272 31%
	773		1,108		984		780		762		957		885	

Table 2.6a

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

Note: All completion figures are gross

Analysis by policy area – completions 2012 to 2013

Policy Area	1 bed hse	2 bed hse	3 bed hse	4+ bed hse	1 bed flat	2 bed flat	3 bed flat	4+ bed flat	Completions (gross)
North Fringe of Bristol	2	38	81	101	75	100	1	0	398
East Fringe of Bristol	10	53	57	38	46	21	2	0	227
Yate/Chipping Sodbury	0	6	18	44	4	11	0	0	83
Thornbury	2	1	1	0	2	0	0	0	6
Rural Areas	5	39	53	57	3	3	0	0	160
Sevenside	0	0	6	1	2	2	0	0	11

Table 2.6b

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

Note: All completion figures are gross

Commentary

Table 2.6a illustrates the variety and mix of housing that has been built in the District in recent years. It shows that in the year to April 2013, 31% of all residential development comprised of flats (272 units). This represents a decrease in the number for last year of 360 units. Current economic circumstances are likely to be a contributing factor to this trend, for example there has been a reduction in demand from the 'buy-to-let' market which significantly inflated the number of flat developments (and conversions) in recent years. Table 2.6a also illustrates that the majority of houses built in 2012/2013 had 3-4 bedrooms and that 2% of new housing completions came in the form of 1 bedroom houses illustrating the continuing shift in recent years to more family housing.

Table 2.6b breaks down the information displayed in Table 2.6a by Core Strategy spatial policy area. It shows that in the year to April 2013, 30% of gross completions in the East Fringe of Bristol came in the form of 1 and 2 bed flats; this accounts for only 8% of all completions. These figures suggest that the trend of subdividing existing dwellings to make new flats, which in 2011/2012 was 19% and in 2010/2011 was 25% continues to be less of a key feature of housing development than it once was.

In contrast, 55% of all completions in the North Fringe of Bristol came in the form of 2, 3 and 4 bed houses.

Annual house completion rates per "sales" outlet

Site Location	Site Ref.	Developer(s)	Date planning consent granted	Year Site Complete	Number of years when completions recorded	Total Homes	Average Completions per annum	Number of "sales" outlets	Average Completions per "sales" outlet per annum
Sea Stores, Yate	0123	Taylor Wimpey	27/09/2010	2013/2014	3.0	228	76	1	76
Charlton Hayes, Patchway	0008h	Barratt Homes	19/06/2012	2013/2014	1.0	46	46	1	46
Hammonds Grove, Patchway	0008f	Bovis Homes	22/11/2011	2013/2014	1.5	53	35	1	35
Charlton Hayes, Patchway	0008c	Bovis Homes	25/03/2010	2013/2014	2.0	60	30	0.25	120
Land off Southway Drive, Warmley	0041	J A Pye/ Bellway Homes	05/09/2005	2013/2014	1.5	41	27	1	27
Charlton Hayes, Patchway	0008e	Bovis Homes	19/09/2011	2012/2013	1.0	40	40	0.25	160
Charlton Hayes, Patchway	0008b	Bovis Homes	14/07/2009	2012/2013	3.0	111	37	0.25	148
Wallscourt Farm, Stoke Gifford	0010d	Elan Homes	30/11/2009	2012/2013	2.5	77	31	1	31
Land at Savages Wood Road, Bradley Stoke	0141	McCarthy and Stone	17/01/2012	2012/2013	0.5	74	148	1	148
Cambrian Drive, Yate	0080	Housing 21	16/07/2007	2011/2012	1.5	70	47	1	47
Former Woodstock School, Kingswood	0038	Sovereign Housing Association	27/04/2009	2011/2012	1.0	66	66	1	66
Charlton Hayes, Patchway	0008a	Bovis Homes	12/08/2009	2011/2012	1.5	51	34	0.25	136
Fiveways, New Cheltenham Road, Kingswood	0115	South Gloucestershire Council	03/07/2009	2011/2012	0.5	40	80	1	80
Adjacent Southmead Road, Filton	0092	Churchill Retirement Living	21/01/2010	2011/2012	0.5	65	130	1	130
Hortham Hospital, Almondsbury	0005	Barratt Homes/Taylor Woodrow	28/03/2007	2011/2012	4.5	270	60	2	30
Land at, Siston Hill, Siston	0003	Barratt Homes/David Wilson	29/12/2005	2010/2011	4.0	504	126	2	63
Beaufort Road, Downend	0118	Hanover Housing Association	04/09/2009	2010/2011	0.5	63	126	1	126
Downend School, Downend	0071	Barratt Homes	20/02/2008	2010/2011	3.0	52	17	1	17
Land at, Lintham Drive, Kingswood	0074	David Wilson Homes	13/11/2006	2009/2010	2.0	68	34	1	34
Land off, Bath Road, Thornbury	0079	Barratt Homes	20/09/2007	2009/2010	1.5	45	30	1	30
New Road Playing Field, Stoke Gifford	0023	Redrow Homes/Kingsoak SW	07/03/2006 & 13/12/2007	2009/2010	2.5	72	29	2	14
Courtaulds Factory, Downend	0077	George Wimpey	16/01/2008	2009/2010	2.0	45	23	1	23
Wallscourt Farm, Stoke Gifford	0010a	Redrow Homes	05/11/2007	2009/2010	2.0	100	50	1	50
Savages Wood Road, Bradley Stoke	0002hn	David Wilson Homes	17/10/2006	2009/2010	2.5	122	49	1	49
Summit Youth Centre, Kingswood	0047	Newland Homes	20/01/2006	2009/2010	1.5	71	47	1	47
North of Douglas Road, Kingswood	0037	Newland Homes	06/09/2005	2007/2008	2.5	139	56	1	56
Filton College, Filton	0007	George Wimpey	18/11/2005	2007/2008	2.0	78	39	1	39
Land off Brook Way, Bradley Stoke	0002hk	Bryant Homes/Barratt Homes	29/04/2005	2007/2008	2.5	215	86	2	43
Cloverdale Drive, Longwell Green	0040	Redrow Homes	09/07/2004	2006/2007	2.0	48	24	1	24

Table 2.7

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

Commentary

Table 2.7 shows annual house completion rates for all fully complete housing sites of 40 dwellings or more completed since the 2006/2007. The table includes both market and affordable housing, and a mix of schemes from "Extra Care" sites to mixed site with a high proportion of family housing. The table gives an indication of completions per "sales" outlet. It can be seen that a number of sites at the Charlton Hayes development share a "sales" outlet (Defined either

by the presence of a show home/sales office or site boundary if solely an Affordable Housing scheme).

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

The Table shows high rates have been achieved at: Charlton Hayes, Patchway (refs. 0008a, 0008b, 0008c, 0008e); Sea Stores, Yate (ref. 0123); Siston Hill, Siston (ref. 0003); and Savages Wood Road, Bradley Stoke (ref. 0141). Annual average completions per outlet for these ranging between 63 and 160 homes. When the affordable homes element is removed from these seven sites this range is reduced to between 51 and 105 homes per outlet. The annual average completions per outlet across all the sites shown in the table is 65 homes.

Long Term Vacant Housing Stock

Year	Total Stock on Valuation List	Long Term Vacant	% Long Term Vacant
2005	104,691	452	0.4
2006	105,324	398	0.4
2007	106,306	405	0.4
2008	107,339	555	0.5
2009	108,291	570	0.5
2010	108,951	582	0.5
2011	109,706	463	0.4
2012	110,634	456	0.4
2013	111,543	494	0.4

Table 2.8

Source: Council Tax (South Gloucestershire Council)

Commentary

In September 2013, 494 domestic properties had been vacant for more than one year, this is a slight increase on the figure last year and equates to only 0.4% of the total housing stock (according to Council Tax valuation records). Table 1.7 illustrates that the amount of long-term vacant housing in the district has consistently remained at a very low level since 2005.

Gross affordable housing completions by tenure

Year	Number of completions
2006/2007	40
2007/2008	215
2008/2009	291
2009/2010	281
2010/2011	340
2011/2012	269
2012/2013	223

Table 2.9a

Analysis by Policy Area – Completions 2012 to 2013

Policy Area	Affordable housing completions
East Fringe of Bristol	22
North Fringe of Bristol	128
Yate/Chipping Sodbury	45
Thornbury	0
Rural Areas	28
Total	223

Table 2.9b

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

Commentary

In the year to April 2013, 223 'affordable housing' dwellings were completed 67% of which were in the urban areas of the North and East Fringes of Bristol. Of the 223 dwellings, 139 were for social rent and 84 for intermediate affordable housing.

No rural exception schemes were delivered in the 2012/2013 monitoring year.

While this indicator provides the total figure of affordable housing completions for the year, we are keen to evaluate how well SGLP policy H6 and CS Policy H18 (relating to affordable housing) are being applied. For this reason, the indicator reported in Table 2.10 below specifically monitors the performance of these affordable policies.

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

Affordable housing completions

Site Location	Date planning consent granted	Build period (years)	Total Units	Target: Proportion of affordable housing negotiated (%) (number of units)	Delivered: Proportion of affordable housing delivered (%) (number of units)	Difference: Delivered minus Target (%)
Land at Savages Wood Road, Bradley Stoke (ref. 0141)	17/01/2012	2012-2013	74	33.3% (24 units)	33.3% (24 units)	0
Phase 4 Cheswick, Filton Road, Stoke Gifford (ref. 0010d)	30/11/2009	2010-2013	77	30.0% (23 units)	30.0% (23 units)	0
Land at Whittucks Raod/Abbots Road, Hanham (ref. 0130)	15/06/2011	2011-2013	34	33.3% (11 units)	33.3% (11 units)	0
Charlton Hayes, Patchway (ref. 0008b)	14/07/2009	2010-2013	111	29.0% (32 units)	29.0% (32 units)	-7
Charlton Hayes, Patchway (ref. 0008e)	13/09/2011	2012-2013	40	65.0% (26 units)	65.0% (26 units)	13
Wilson and Sons, Morley Road, Staple Hill (ref. 0094)	08/08/2011	2012-2013	32	6.3% (2 units)	6.3% (2 units)	-9
Hortham Hospital, Hortham Lane, Almondsbury (ref. 0005)	28/03/2007	2007-2012	270	30.0% (80 units)	30.0% (80 units)	-10
Fiveways, New Cheltenham Road, Kingswood (ref. 0115)	03/07/2009	2011-2012	40	100.0% (40 units)	100.0% (40 units)	0
Charlton Hayes, Patchway (ref. 0008a)	12/08/2009	2010-2012	51	27.5% (14 units)	27.5% (14 units)	-3
Factory Site, Portland Street, Staple Hill (ref. 0116)	17/08/2009	2011-2012	30	33.3% (10 units)	33.3% (10 units)	0
Land at Parkway North, Stoke Gifford (ref. 0124)	05/10/2010	2011-2012	34	33.3% (11 units)	33.3% (11 units)	0
Fmr Woodstock School, Courtney Road, Kingswood (ref. 0038)	27/04/2009	2011-2012	66	100.0% (66 units)	100.0% (66 units)	0
Cambrian Drive and Wellington Road, Yate (ref. 0080)	16/07/2007	2010-2012	70	85.7% (60 units)	85.7% (60 units)	0
Dowend Lower School, North View, Dowend (ref. 0071)	20/02/2008	2008-2011	52	33.3% (18 units)	33.3% (18 units)	0
Former School, Beaufort Road, Downend (ref. 0118)	04/09/2009	2010-2011	63	100.0% (63 units)	100.0% (63 units)	0
95 High Street, Kingswood (ref. 0099)	21/01/2010	2010-2011	10	100.0% (10 units)	100.0% (10 units)	0
Land at Siston Hill, Kingswood (ref. 0033)	29/12/2005	2006-2011	504	25.0% (126 units)	24.6% (124 units)	-2
Wall Tynings, Cherry Garden Lane, Bitton (ref. 0097)	01/12/2008	2008-2010	11	27.3% (3 units)	27.3% (3 units)	0
Cheswick, Filton Road, Stoke Gifford (ref. 0010a)	05/11/2007	2008-2010	100	30.0% (30 units)	30.0% (30 units)	0
Courtaulds Factory, Signal Road, Staple Hill (ref. 0077)	16/01/2008	2008-2010	45	33.3% (15 units)	33.3% (15 units)	0
New Road Playing Field, New Road, Filton (ref. 0023a)	07/03/2006	2008-2010	23	Nil	100.0% (23 units)	23
New Road Playing Field, New Road, Filton (ref. 0023b)	13/12/2007	2009-2010	49	33.3% (16 units)	100.0% (49 units)	33
Land off Bath Road, Thornbury (ref. 0079)	20/09/2007	2008-2010	45	33.3% (15 units)	42.2% (19 units)	?
Siblands, Gillingstool, Thornbury (ref. 0082)	20/09/2007	2008-2010	23	33.3% (8 units)	13.0% (3 units)	?
Land at Lintham Drive, Kingswood (ref. 0074)	13/11/2006	2008-2010	68	32.4% (22 units)	32.4% (22 units)	0
Summit Youth Centre, Orchard Road, Kingswood (ref. 0047)	20/01/2006	2007-2009	71	30.0% (21 units)	30.0% (21 units)	0
Rear of Jubilee Road and Rodway View, Kingswood (ref. 0067)	10/05/2006	2008-2009	24	Nil	4.8% (1 unit)	?
Former Cattle Market, Upper Bath Road, Thornbury (ref. 0081)	20/09/2007	2008-2009	22	33.3% (7 units)	72.7% (16 units)	?
472-478 Filton Avenue, Filton (ref. 1340)*	18/05/2006	2007-2008	21	14.0% (3 units)	14.0% (3 units)	0
Whiteshill House, Hambrook (ref.1343)*	30/08/2006	2006-2007	10	10.0% (1 units)	10.0% (1 units)	0
New Road, Rangeworthy (ref.1344)	10/03/2006	2006-2008	21	33.3% (7 units)	33.3% (7 units)	0
Filton College, Filton (ref.1316)	18/11/2005	2005-2008	78	33.3% (26 units)	33.3% (26 units)	0
North of Douglas Road, Kingswood (ref.3204)	06/09/2005	2005-2008	139	33.3% (46 units)	33.1% (46 units)	0
Cloverdale Drive, Longwell Green (ref.3207)	09/07/2004	2007-2008	48	30.0% (14 units)	29.2% (14 units)	-1
Toghill Lane, Doynton (ref.1333)	11/06/2004	2005-2007	21	52.4% (11 units)	52.4% (11 units)	0
Catbrain Lane, Cribbs Causeway (ref.1332)	08/06/2004	2004-2006	71	30.0% (21 units)	29.6% (21 units)	0
Former Burden Institute, Stoke Park (ref.1301)	17/12/2003	2005-2007	42	25.0% (10 units)	23.8% (10 units)	-1
302-306 Badminton Road, Downend (ref.3221)	26/11/2003	2004-2006	36	28.0% (10 units)	27.8% (10 units)	0
Syston Way/Wesley Hill, Kingswood (ref.3220)	09/10/2003	2004-2006	57	30.0% (17 units)	29.8% (17 units)	0
Land off Golden Valley Lane, Bitton (ref.3229)	10/09/2003	2004-2005	20	30.0% (6 units)	30.0% (6 units)	0
Ridgeway,Coalpit Heath (ref.1295)	06/09/2001	2002-2004	30	13.0% (4 units)	13.3% (4 units)	0
Bristol Parkway North (ref.1313)	14/12/2000	2000-2004	318	14% (45 units)	14.2% (45 units)	0
Baugh Farm, Downend (ref.3191)	01/10/1999	2000-2002	52	10.0% (5 units)	9.6% (5 units)	0
Former DRG Factory, Carsons Road, Shortwood (ref.3183)	17/06/1999	1999-2005	144	14.0% (20 units)	13.9% (20 units)	0
Rear of High Street, Marshfield (ref.1083)	14/01/1999	1999-2001	44	10.0% (4 units)	9.1% (4 units)	-1
Park Farm, Frampton Cotterell (ref.1292)	27/10/1997	1997-2000	196	20.0% (40 units)	20.4% (40 units)	0
School Site, Cossham Street, Mangotsfield (ref.3179)	17/04/1997	1997-2001	177	14.0% (25 units)	14.1% (25 units)	0
Townwell, Cromhall (ref.1254)	13/11/1995	1996-1997	12	33.3% (4 units)	33.3% (4 units)	0

Table 2.10

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

Commentary

Policy H6 (33.3%) of the SGLP and H18 (35.0%) of the CS set out the Council's approach to securing affordable housing.

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 policy H6 is at securing affordable housing provision is derived from analysing completion data over the build-out of the schemes.

Table 2.10 lists the housing sites completed since 1996 that meet the requirements for policy. It shows the period over which the site was completed and the proportion of affordable housing delivered, compared to the proportion of affordable housing negotiated for the site. The table illustrates that, during the 2012/2013 monitoring year, development was completed on six housing sites where policy H6 was applied (shown as bold in rows 1-6 of Table 1.9). An account of affordable housing delivery on these sites is provided below:

- Land at Savages Wood, Bradley Stoke – a development scheme of 74 units (flats), 33.3% of which (24) were “affordable” in accordance with SGLP policy H6.
- Phase 4 Cheswick, Filton Road, Stoke Gifford development scheme of 77 units (house and flats), 30.0% of which (23) were “affordable” in accordance with SGLP policy H6 at the time of approval which was 30.0%.
- Land at Whittucks Road/Abbots Road, Hanham – a development scheme of 34 units (houses and flats), 33.3% of which (11) were affordable in accordance with SGLP policy H6.
- Charlton Hayes, Patchway – a development scheme of 111 units (houses and flats), 29% of which (32) were “affordable”. Whilst this is below the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Charlton Hayes, Patchway – a development scheme of 40 units (flats), 65.0% of which (26) were “affordable”. Whilst this is above the 33.3% identified by SGLP policy H6, it is one phase of a much larger development scheme for the Charlton Hayes site where overall 33.3% is sought. The percentage of “affordable housing” on each parcel will vary due to the unit numbers and house types planned.
- Wilson and Sons, Morley Road, Staple Hill – a development scheme of 32 units (houses and flats), 6.3% of which (2) were “affordable”. Whilst this is below the 33.3% identified overall scheme proven to be unviable with the overall number of units required by SGLP policy H6.

Table 2.10 illustrates that the Council is being successful in negotiating policy H6 of the SGLP. Despite the economic circumstances the Council is working with developers, housing associations and the Homes and Communities Agency (HCA) to support affordable housing delivery.

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 – future AMR's will focus on monitoring this policy.

Net additional pitches (Gypsy and Traveller)

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

Table 2.11

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

Commentary

In the 2012/2013 monitoring year, there were no additional Gypsy/Traveller pitches delivered in South Gloucestershire. However, the Council was awaiting the outcome of the decision of a planning appeal submitted in respect of a proposed Gypsy/Traveller site at Tanhouse Lane in Yate (PT11/2001/F). The decision letter was received on 1 March 2013 and the appeal was allowed subject to conditions. Once constructed, this site will deliver 12 residential, plus 2 transit Gypsy/Traveller pitches.

* indicates temporary pitch (total of 4 in 2010/2011)

Number of Extra Care housing units completed

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

Table 2.12

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

Commentary

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

In the year to April 2013, no Extra Care housing units were completed.

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

Amount of completed leisure development in South Gloucestershire (sqm net floorspace)

Year	D2 - leisure
2006/2007	-44
2007/2008	2,954
2008/2009	391
2009/2010	1,808
2010/2011	150
2011/2012	-820
2012/2013	299

Table 2.13

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

Amount of completed leisure development in town centres

Year	D2 - leisure
2006/2007	0%
2007/2008	0%
2008/2009	0%
2009/2010	0%
2010/2011	0%
2011/2012	0%
2012/1013	0%

Table 2.14

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

Commentary

Table 2.13 shows that there has been a small net increase in leisure floorspace of 299 square metres. This was as a result of the change of use of a former warehouse at The Coachworks, Aldermoor Way, Longwell Green to a for gymnastics.

Table 2.14 shows that, as in previous years, none of the completed leisure developments were in any of South Gloucestershire's town centres. This can be attributed to the fact that South Gloucestershire's town centres do not lend themselves to large scale leisure development (which is above the threshold of 500 sqm).

New indicators – to be reported in future AMRs

Chapter 19 of the Core Strategy outlines a number of new indicators that will be established to monitor policies in the Core Strategy, these indicators were developed in tandem with the emerging Core Strategy policies and will be reported in future AMRs. The new indicators are:

- o Amount of completed 'community facilities'
- o Provision of new green infrastructure
- o Number of dwellings completed on rural exception sites

4.3 Environment

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

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

Core Strategy Objectives

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

Relevant Core Strategy Policies

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

**Unless otherwise stated all figures relate to the period
1 April 2012 – 31 March 2013**

Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds (*2011/12 data)

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

Table 3.1

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

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

N.B. Figures are rounded

Commentary

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

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

Table 3.1 shows the number of applications on which the Environment Agency provided formal comments to the Council in 2012/2013. **The table shows that in over 90% of cases the EA had no outstanding objection. In some of these cases an initial EA objection was later withdrawn as a result of further information being submitted by the applicant. In other cases, EA concerns were mitigated through the inclusion of informatives or conditions in the Decision Notice.**

Of the 6 applications where there was an outstanding Environment Agency objection:

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

In the 2011/2012 monitoring year, no planning applications were granted approval contrary to EA advice.

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

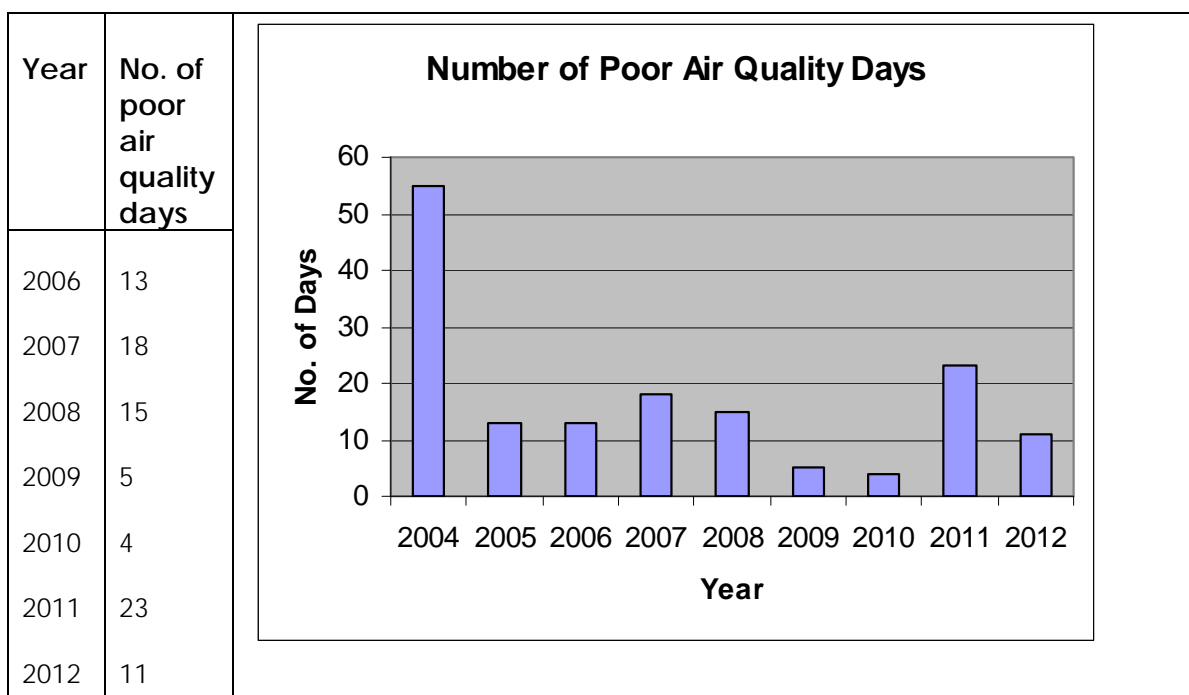


Figure 3.1

Source: South Gloucestershire Council Environmental Protection Team

Annual average nitrogen dioxide levels

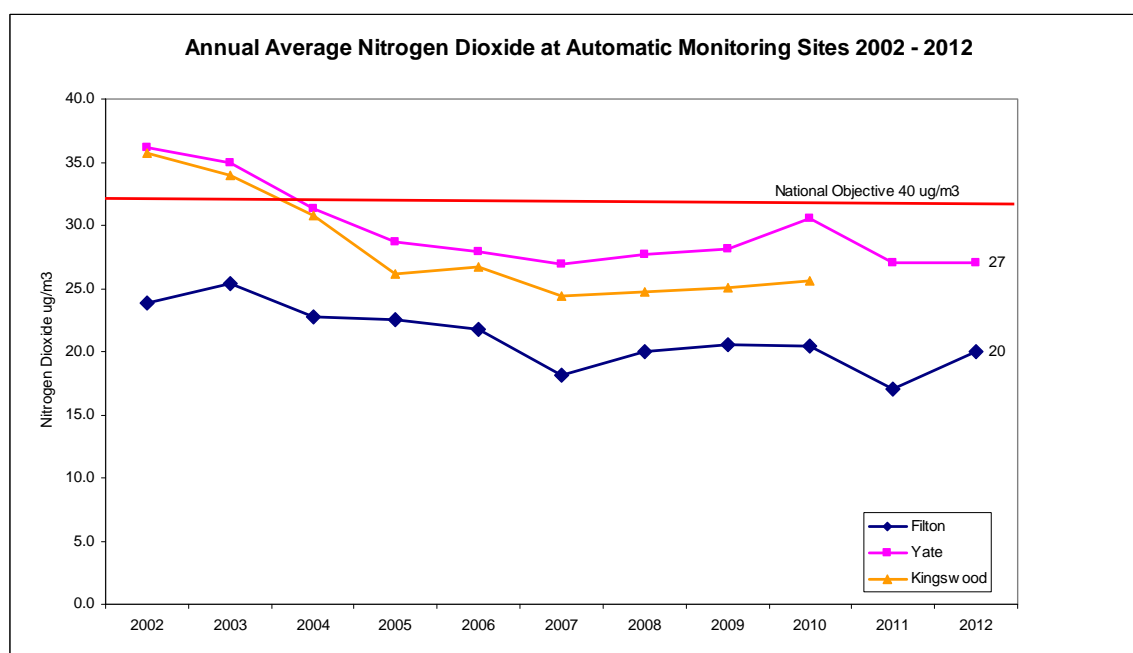


Figure 3.2

Source: South Gloucestershire Council Environmental Protection Team

Commentary

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

response to allergens in sensitive people. Pollutant levels are assessed against national air quality objectives, which are based on scientific research into the risks to human health. Where pollutant levels are identified above the national objectives, the Council has to declare Air Quality Management Areas (AQMAs).

The above Figures show data derived from the two automatic monitoring sites in South Gloucestershire located in Filton and Yate. The Kingswood automatic site ceased operation in 2010.

Figure 3.1 shows the number of poor air quality days in 2012 has decreased in comparison to 2011. The number of short term air quality objective exceedences is well below the target level. Figure 3.2 shows the annual average nitrogen dioxide levels for 2012 have increased slightly compared to the 2011 levels at Filton but remained stable at Yate. The levels of nitrogen dioxide remain well below the national annual mean objective for nitrogen dioxide ($40\mu\text{g}/\text{m}^3$) at these monitoring sites.

Nitrogen dioxide is also monitored extensively across the district at other non-automatic (or diffusion tube) sites. This monitoring identified exceedences of the annual mean objective for nitrogen dioxide in three areas and in 2010, air quality management areas were declared at the following locations; Kingswood – Regent Street; Staple Hill – Broad Street, High Street, Soundwell Road, Victoria Road crossroads and at Cribbs Causeway – adjacent to the M5 Junction 17 roundabout.

A further assessment of air quality in the AQMAs was carried out following the declarations. As a result, the Kingswood and Staple Hill AQMAs were extended in May 2012. This assessment also indicated the Cribbs Causeway AQMA could potentially be revoked. However, while the monitoring results within the AQMA have been below the objective, the AQMA has been retained pending further monitoring following Defra advice. This is pre-cautionary in light of the future development proposed for the Cribbs Causeway/Patchway area, which could impact on the AQMA.

The 2012 Air Quality Action Plan is aimed at improving air quality in the Kingswood and Staple Hill AQMAs. The plan focuses predominantly on transport measures and work to put the actions into place is underway. An update on this is included in the 2013 Air Quality Progress Report.

The 2013 Air Quality Progress Report has also identified the need to undertake a detailed assessment in Warmley High Street to confirm an exceedence of the annual mean nitrogen dioxide objective identified in 2012 and determine the extent of the potential air quality problem in this area.

Change in areas of biodiversity importance

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

Table 3.2

Source: Ecological Officer (South Gloucestershire Council)

*KEY

SPA International Severn Estuary Special Protection Area

Ramsar Wetlands of international importance, designated under the Ramsar Convention

RIGS Regionally Important Geological and Geomorphological Sites

Commentary

There is an extensive portfolio of areas of nature and biodiversity importance in South Gloucestershire, many of which are protected by local, regional, national or international designations. South Gloucestershire has a predominantly rural and agricultural landscape greatly influenced by large scale scarps, ridges, vales, levels and estuary landforms overlain by a variety of land cover, in places comprising unique natural or historic features.

While there have been no changes in areas of biodiversity importance in the 2012/2013 monitoring year, there are a significant number of areas of biodiversity importance in South Gloucestershire; all of which make an important contribution towards biodiversity. However, there is concern that the management and monitoring of these sites is not sufficient, which impacts upon the quality of some of the SNCI assets. These issues will be addressed through the South Gloucestershire Biodiversity Action Plan process.

Change in priority habitats and species, by type

Priority Habitat (2012/2013)

Year	Ancient Woodland	Coastal Salt Marsh/	Old Meadows and Pastures	Ponds, Rhynes, Rivers & Water Bodies	Hedges and Field Margins	Arable Farmland	Orchards
2012/2013	Static	Static	Declining	Increasing	Static	Declining	Static

Table 3.3a

UK Priority Species (2012/2013)

Year	Bullfinch	Dormouse	Lesser Horseshoe Bat	Song Thrush	White Clawed Crayfish	Great Crested Newt	Tassel Stonewort
2012/2013	Static	Static	Static	Declining	Declining	Static	Static

Table 3.3b

Local Priority Species (2012/2013)

Year	Adders Tongue Spearwort	Bath Asparagu s	Wild Service Tree	Bithynian Vetch	Glow Worm	Slow- Worm	Barn Owl	Hedgeho g
2012/2013	Static	Static	Increasing	Static	Static	Static	Static	Static

Table 3.3c

Source: Ecological Officer (South Gloucestershire Council)

Commentary

It is not possible to gather precise data on the actual figures relating to the populations and extent of priority species and habitat. However, the Council's Strategic Planning Policy and Specialist Advice Team do monitor whether populations and areas are increasing, decreasing or static. Table 3.3a shows that in the 2012/2013 monitoring year only ponds, rhynes, rivers and water bodies are increasing of all the priority habitats. It is thought that both old meadows and pastures and arable farmland are decreasing this year. The changes in old meadows and pastures are thought to be the result of changing farming methods, while the change in the levels of arable farmland reflects that there have been a number of planning applications for solar farms on these types of habitat. All other habitats are static.

Table 3.3b demonstrates that, of the seven UK Priority Species, none are increasing in the 2012/2013 monitoring year. Last year's AMR reported that the Great Crested Newt population was decreasing, but it is thought that the population in South Gloucestershire has stabilised and is now shown as 'static'. Of the seven UK Priority Species, only two are now thought to be in decline in South Gloucestershire (White Clawed Cray Fish and Song Thrush), the remaining five species' populations are 'static'.

Table 3.3c shows that of the Local Priority Species, one is 'Increasing' (Wild Service Tree), none are 'Declining' and seven are static. Significantly, the population of barn owls is now static as there have been fewer planning applications which have resulted in loss of rough grassland habitat used by the birds and the population of slow worms is now static (it was previously shown as decreasing). This is the result of successful translocation programmes coming as a result of planning applications.

In 2006 the South Gloucestershire **Biodiversity Action Plan (BAP)** was drawn up collaboratively by the council with a range of partners, including nature conservation organisations, parish councils, local wildlife groups and members of the public. The main aim of BAP is to contribute towards safeguarding and benefiting the species and habitats making up the Plan and to provide an identity and focus for nature conservation work throughout South Gloucestershire. It is used internally within the Council – in making planning decisions, in formulating policy and in all other relevant areas of the authority's work – and externally, working cooperatively and in partnership with other organisations. It was adopted in October 2007.

In 2012 the council, in partnership with several other organisations, was successful in gaining first stage funding through the Heritage Lottery Fund's Landscape Partnership Scheme to develop a project in the floodplain of the River Severn. The overall aims of the project are to improve wildlife, conservation and historic environment. During 2013 the project **A Forgotten Landscape- restoring the heritage of the Lower Severn Vale Levels** has led to the drawing up of a programme of habitat restoration and creation, access and interpretation, volunteer involvement, events and training opportunities. The information will be used to make a second stage application for Heritage Lottery funding, which, if successful will unlock over £1m of funding over three years. The Project will make a significant contribution to the delivery of the Core Strategy policy objectives, especially in the context of Policies CS9 (Managing the Environment and Heritage) and CS2 (Green Infrastructure).

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

Date	AONB (SGLP policy L2)		Conservation Area (SGLP policy L12)		Listed Building (SGLP policy L13 & L14)	
	Won	Lost	Won	Lost	Won	Lost
2008/2009	0	1	4	3	7	2
2009/2010	0	1	3	1	6	0
2010/2011	0	0	3	2	4	0
2011/2012	0	0	2	0	4	1
2012/2013	1	0	1	0	1	1

Table 3.4

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

Commentary

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

In the 2012/2013 monitoring year, the Council won all of the appeals where Local Plan policies L2 and L12 (relating to the Cotswold AONB and Conservation Areas respectively) were a material consideration. The Council won half of appeals where policy L13 and L14 (relating to Listed Buildings) were a material consideration. In the one appeal that was lost the Inspector found the appeal proposal would have no unacceptably harmful effect on the setting of Heneage Court as a building of special architectural and historic interest.

Number of trees given Tree Preservation Orders (TPOs)

Year	Individual Trees	Groups of Trees	Area Orders	Woodland Orders
2008/2009	34	2	0	0
2009/2010	27	1	0	1
2010/2011	43	23	3	2
2011/2012	67	30	2	1
2012/2013	23	4	2	1

Table 3.5

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

Commentary

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

Production of primary land won aggregates by minerals planning authority

Year	Annual production of primary land won aggregates for West of England*
2007/2008	4.06 million tonnes
2008/2009	4.32 million tonnes
2009/2010	3.37 million tonnes (1.75 million tonnes South Glos)
2010/2011	3.1 million tonnes
2011/2012	2.89 million tonnes

Table 3.6

Source: South West Aggregates Working Party (SWAWP) Report*

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

Commentary

In line with both the South West and nationally there has been a trend of declining sales, largely reflecting the recession.

Size of landbank for crushed rock

Year	Size of West of England landbank for crushed rock*
2007/2008	27 years
2008/2009	33 years
2009/2010	39 years
2010/2011	39 years
2011/2012	30 years/45.9 years

Table 3.7

Source: South West Aggregates Working Party (SWAWP) Report*

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

Commentary

The landbank for crushed rock is 30 years based upon the sub-regional apportionment undertaken by SWAWP. When calculated against the average of the past 3 years, the landbank is 45.9 years, reflecting the decline in sales shown in Table 3.6

Size of landbank for clay

Year	Size of landbank for clay
2007/2008:	33 years (13 years at Shortwood and 33 years at Cattybrook)
2008/2009:	no information publicly available
2009/2010:	no information publicly available
2010/2011:	no information publicly available
2011/2012	no information publicly available

Table 3.8

Source: Minerals and Waste Development Control (South Gloucestershire Council)

Commentary

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

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

Year	Area of land affected
2008/2009	No land affected
2009/2010	9.2ha (The Meads, Frampton Cotterell; Council Offices, Yate)
2010/2011	No land affected
2011/2012	10.66ha (Land at Barnhill Quarry, Chipping Sodbury)
2012/2013	No land affected

Table 3.9

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

Commentary

In the 2012/2013 monitoring year no land was affected by permissions for major built development in the Mineral Resource Areas.

Per Capita Co2 emissions in the district

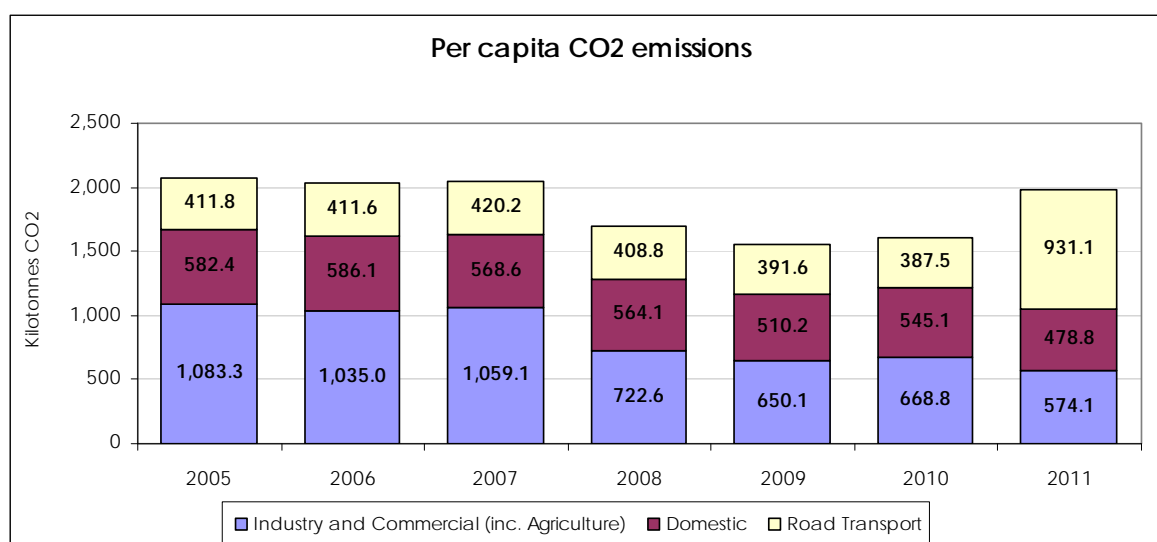


Fig 3.3

Year	2005	2006	2007	2008	2009	2010	2011
Total	2,077.5	2,032.7	2,047.9	1,695.5	1,551.9	1,601.4	1,984.00
Tonnes per person	8.1	7.9	7.9	6.5	5.9	6.0	7.6

Table 3.10

Source: Department of Energy and Climate Change (DECC) (2012)

Please note this is 2012 data and does not necessarily reflect the same period as other data in this report

Commentary

South Gloucestershire is committed to reducing CO2 emissions arising from industrial, commercial and domestic properties and from road transport.

The latest data published by the Department of Energy (DECC) shows that total CO2 emissions from these sources in 2010 was 1,984 tonnes (7.6tonnes per person). Although this figure represents an increase in the level reported last year, it does still represent a reduction on the 2005 baseline. Furthermore, this increase probably reflects that global CO2 levels have recently eclipsed 400 parts per million, a level not thought to have occurred for the past 3-5 million years.

Renewable energy generation (*2011/12 data)

	Installed renewable electricity (MW)								Installed renewable heat capacity (MW)						
	No. of projects	ATW	Hydro	Landfill Gas	Onshore wind	Sewage gas	Solar PV	Area total	No. of projects	ATW	Biomass	Heat pumps	Sewage gas	Solar Thermal	Area total
2010	24	0	0	3.31	0.02	0	0.05	3.38	63	0	1.48	0.15	0	0.26	1.89
2011	123	0	0.001	4.445	0.051	0	0.357	4.854	105	0	1.525	0.262	0	0.256	2.043
2012	2081	0	0.0015	2.825	0.111	0	6,402728	9,340228	150	0	1.621	0.6429	0	0.28	2.54

Table 3.11

Source: RegenSW: Survey of Renewable Electricity and Heat Projects in South West England, January 2011
<http://www.regensw.co.uk/projects/support-for-decision-makers/annual-survey>

Commentary

The total identified renewable energy capacity of South Gloucestershire is 11.88 MW – which represents a significant increase on the figure reported in last years AMR. Renewable electricity schemes continue to account for the largest proportion of renewable energy contributions across the District.

This data is collated by Regen South West, who conduct an annual survey of renewable energy installers across the region. The 2012 survey shows that:

- There are 2081 renewable electricity installations in the district, of which the vast majority of these (2071) are domestic, roof mounted Solar PV installations, largely as a result of the Government's Feed In Tariff (FIT). At 1.1 MW, the Landfill Gas Facilities at Harnhill Quarry and Shortwood Quarry generate the largest amount of renewable electricity in the district.
- There are 150 renewable heat installations in the district, of which 44 schemes were completed since the last AMR was published. The majority of the total renewable heat capacity in South Gloucestershire is generated through biomass, which accounts for over 60% of the total.
- There was a minor increase in renewable energy generation from on-shore wind sources last year (from 0.051MW in 2011 to 0.111MW). These increases can be attributed to new turbine installed as a result of the Government's Feed in Tariff.

The significant increase in number of schemes in the 2011/2012 year is, partly due to the availability of additional data provided through the FIT register on existing generators migrated from the Renewables Obligation register. Prior to 2010/11 this data was not available at local authority level.

Statutory Greenbelt change

Year	Statutory greenbelt change
2006/2007	None
2007/2008	None
2008/2009	None
2009/2010	None
2010/2011	None
2011/2012	None
2012/2013	None

Table 3.12

Source: MapInfo (Cartesian Measure)

Commentary

Green belt 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.

At present, 23,231.62 ha of South Gloucestershire is designated greenbelt – this equates to approximately 43.3% of the district's total area. This figure has remained unchanged since January 2006 when 15.4ha of land (at Abbots Road, Hanham) was added back in to the green belt following the adoption of the South Gloucestershire Local Plan.

The Core Strategy, which was adopted in December 2013, amends the inner boundary of the Green Belt and release two areas of land for strategic allocations, totalling 205.47 hectares. Next year's AMR will reflect this change.

Area of SSSI lost as a result of built development

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

Table 3.13

Source: Ecological Officer (South Gloucestershire Council)

Commentary

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

As is shown in Table 3.13, there are currently 22 SSSIs in South Gloucestershire which account for around 553ha of the District. The figures shown that the Council is giving adequate protection to Sites of Special Scientific Interest, as no area designated as an SSSI has been lost to built development over the past 5 years.

Number of open spaces managed to Green Flag Award standard

Year	Number of open spaces managed to Green Flag Award standard
2008/2009	1 – Wick Golden Valley
2009/2010	1 (no new sites)
2010/2011	1 (no new sites)
2011/2012	1 (no new sites)
2012/2013	-

Table 3.14

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

Commentary

The Green Flag Award is the national standard for parks and green spaces in England and Wales. The scheme, which began in 1996, is a means of recognising and rewarding the best green spaces in the country.

The council did not enter into the Green Flag Award scheme in 2013. Wick Golden Valley has received the award for a number of years but a decision was made by local community groups and council officers that resources could be better spent elsewhere.

The council has supported local community groups in the past to gain a community award and this year the Wapley Bushes Conservation Group was awarded a Green Flag Community Award for their efforts in managing Wapley Bushes Local Nature Reserve.

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

Housing Quality – Building for Life Assessments

This indicator, and how it is monitored, is currently being reviewed in line with Core Strategy policy CS1. Progress will be reported in future AMRs.

Amount of publicly accessible Green Infrastructure (GI) per 1,000 population (*2011/12 data)

	Quantity per 1,000 residents	Core Strategy Policy CS24 Standard
Informal recreational greenspace	1.141	1.4
Natural/Semi-Natural greenspace	5.261	1.5
Allotments	0.128	0.2
Outdoor sports	1.301	1.6
Children's play	0.057	0.25

Table 3.15

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

Informal recreational greenspace

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

Natural/Semi-Natural greenspace

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

Allotments

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

Outdoor sports

The current supply of outdoor sport facilities is below the recommended provision standard of 1.6ha per 1000 population.

Children's play

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

N.B. Table 3.15 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.

New indicators – to be reported in future AMRs...

Chapter 19 of the Core Strategy outlines a number of new indicators that will be established to monitor new policies in the Core Strategy, these indicators are being developed in tandem with the emerging Core Strategy policies and will be reported in future AMRs. The new indicators are:

- o Amount of best and most versatile agricultural land lost to built development
- o Proportion of planning permissions for large residential and employment developments incorporating SuDS
- o Improved local biodiversity – active management of local sites (former NI197)
- o Number of applications refused on design grounds
- o Proportion of appeals won where CS1 was a material consideration
- o Percentage of major development providing a renewable or low carbon heat generation network or CHP or connecting to an existing facility

5. Monitoring the Joint Waste Core Strategy (JWCS)

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

JWCS Strategic Objectives

- 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 Core Strategy Policies

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

JW1: Recycling/ Composting

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2012/13 (tonnes)	Capacity lost during 2012/13 (tonnes)	Capacity operational at 31/03/2013 (tonnes)	Capacity permitted but not operational at 31/03/2013 (tonnes)
Bath & North East Somerset*				112,300	
Bristol City		0	200,000 [^]	534,704	173,999
North Somerset		0	0	139,000 ³	0
South Gloucestershire		65,270	50,000 ²	197,220	55,000
West of England	858,000¹	65,270	250,000	983,224	228,999

* taken from JWCS evidence base

¹ municipal, commercial & industrial waste

[^] permission lapsed

³ revised figure

² superseded by new permission

Table 5.1

Source: The four West of England authorities

Commentary

The past year has seen an increase in operational capacity, principally due to the Genco/Wessex Water food recycling centre at Avonmouth. The new permitted capacity is in South Gloucestershire only, although the Bottom Ash Recycling Facility at Severnside is not included in the figures, to avoid double counting, as it will handle waste which is a byproduct of SITA's proposed Energy from Waste plant. The other significant facility is the Anaerobic Digestion plant at Severnside which replaces a permission for an in-vessel composting facility and the earlier permission is recorded as lost capacity. The other permissions are for transfer stations and an ecological treatment facility. 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 as set out in the Spatial Strategy (Policy 5 of the JWCS)	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2012/13 (tonnes)	Capacity lost during 2012/13 (tonnes)	Capacity operational at 31/03/2013 (tonnes)	Capacity permitted but not operational at 31/03/2013 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa		20,000	0	200,000	882,000	13
B~100,000tpa		0	0	0	0	0
C~150,000 tpa		0	0	0	0	0
D~60,000tpa		0	0	143,750	0	0
E~100,000tpa		0	0	0	15,000	N/A
West of England	800,000	20,000	0	343,750	897,000	13

Table 5.2

Source: The four West of England authorities

Commentary

Over the past year the only change has been in Zone A, where operational capacity has increased due to the opening of New Earth Solution's recovery facility at Avonmouth and the new permitted capacity in the zone is additional capacity at this plant. 13MW of electricity is produced by this facility..

JW3: Landfill

Hazardous/ non-hazardous Landfill

Unitary Authority	Indicative annual requirement at 31/3/2013 as set out in the JWCS ² (tonnes)	Site Name	Capacity of applications approved during 2012/13 (tonnes)	Landfill capacity which became unavailable during 2012/13 (tonnes)	Landfill operational at 31/03/2013 (tonnes)	Time period of landfilling	Indicative operational supply p/a (tonnes)	Landfill permitted but not started at 31/03/2013 (tonnes)
Bath & North East Somerset*		N/A			0	N/A	N/A	
Bristol City		N/A	0	0	0	N/A	N/A	0
North Somerset		N/A	0	0	0	N/A	N/A	0
South Gloucesters hire		Shortwood Landfill Site	0		2,000,000	12 years Sept 2007 - Sept 2019	200,000	0
West of England	654 000		0	0	2,000,000		200,000	0

Table 5.3

Inert Landfill

Unitary Authority	Indicative annual requirement at 31/3/2013 as set out in the JWCS ³ (tonnes)	Site Name	Capacity of applications approved during 2012/13 (tonnes)	Landfill capacity which became unavailable during 2012/13 (tonnes)	Landfill operational at 31/03/2013 (tonnes)	Time period of landfilling	Estimated operational supply p/a at 31/03/2013 (tonnes)	Landfill permitted but not started at 31/03/2013 (tonnes)
Bath & North East Somerset*		N/A			0	N/A	N/A	
Bristol City		N/A	0	0	0	N/A	N/A	0
North Somerset		Lulgate Quarry, Felton	0	0	202,000	Oct 2009 - Oct 2015	50,500	0
South Gloucesters hire		Shortwood Landfill Site	0	0	250,000	assumed to be 12 years	20,800	0
South Gloucesters hire		Shireway Community Centre	0	56,100 [^]	0	N/A	N/A	N/A
South Gloucesters hire		Berwick Farm Landfill Site	73,000	0	73,000	2 years	36,500	0
South Gloucesters hire		Woodlands Golf Course	0	0	80,000	2 years	40,000	0
South Gloucesters hire		Lydes Vale House, Dodington	0	0	0	18 months	N/A	10,000
South Gloucesters hire		Barnhill Quarry	190,000	0	190,000	1 year	190,000	0
South Gloucesters hire		Beech Hill Farm, Westerleigh	0	0	0	2 years	N/A	45,000
West of England	578,000		263,000	56,100	795,000		337,800	55,000

NB As a result of reviewing site data for the AMR, the 'current capacity figures' shown in the JWCS tables are not directly comparable with the AMR tables

Table 5.4

Source: The four West of England authorities

Commentary

There has been no change in permissions for landfill capacity for hazardous/non-hazardous waste since last year. Therefore, in the short term, the West of England will continue to rely on the exportation of any waste which cannot be re-used/recycled or recovered to landfill sites elsewhere. This will predominantly be to adjoining counties until provision comes forward within the West of England.

There has been a net increase in both permitted and operational inert landfill capacity in South Gloucestershire. The importation of inert material at Lulsgate Quarry has been extended for 2 years to allow for restoration. Importation of inert material for restoration also applies at Shortwood and Berwick Farm Landfill sites. The indicative requirement in the Joint Waste Core Strategy for inert landfill capacity is only a general guide to the capacity that may be required. Since a substantial amount of inert waste is re-used/recycled there may not be a significant requirement for inert landfilling capacity.

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

Year	Landfill (%)	Incineration with EfW (%)	Incineration without EfW (%)	Recycled / Composted (%)	Other (%)	Total waste arising (%)
2008/2009	78,016.74 (56.4%)	14 (<0.05%)	0	60,185.15 (43.5%)	0	138,215.89 (100%)
2009/2010	73,872.12 (55.0%)	12.82 (<0.05%)	0	60,334.99 (44.9%)	0	134,219.93 (100%)
2010/2011	68,361.17 (51.4%)	281.94 (0.2%)	0	64,444.21 (48.4%)	11.17 (<0.01%)	133,098.49 (100%)
2011/2012	21,097.26 (16.1%)	21.95 (<0.1%)	0	69,771.55 (53.3%)	39,957.25 (30.5%)	130,848.01 (100%)
2012/2013	20,259.04 (16.0%)	4.86 (<0.1%)	0	65,884.32 (52.1%)	40,278.66 (31.9%)	126,426.88 (100%)

Table 5.5

Source: Waste Management (South Gloucestershire Council)

Commentary

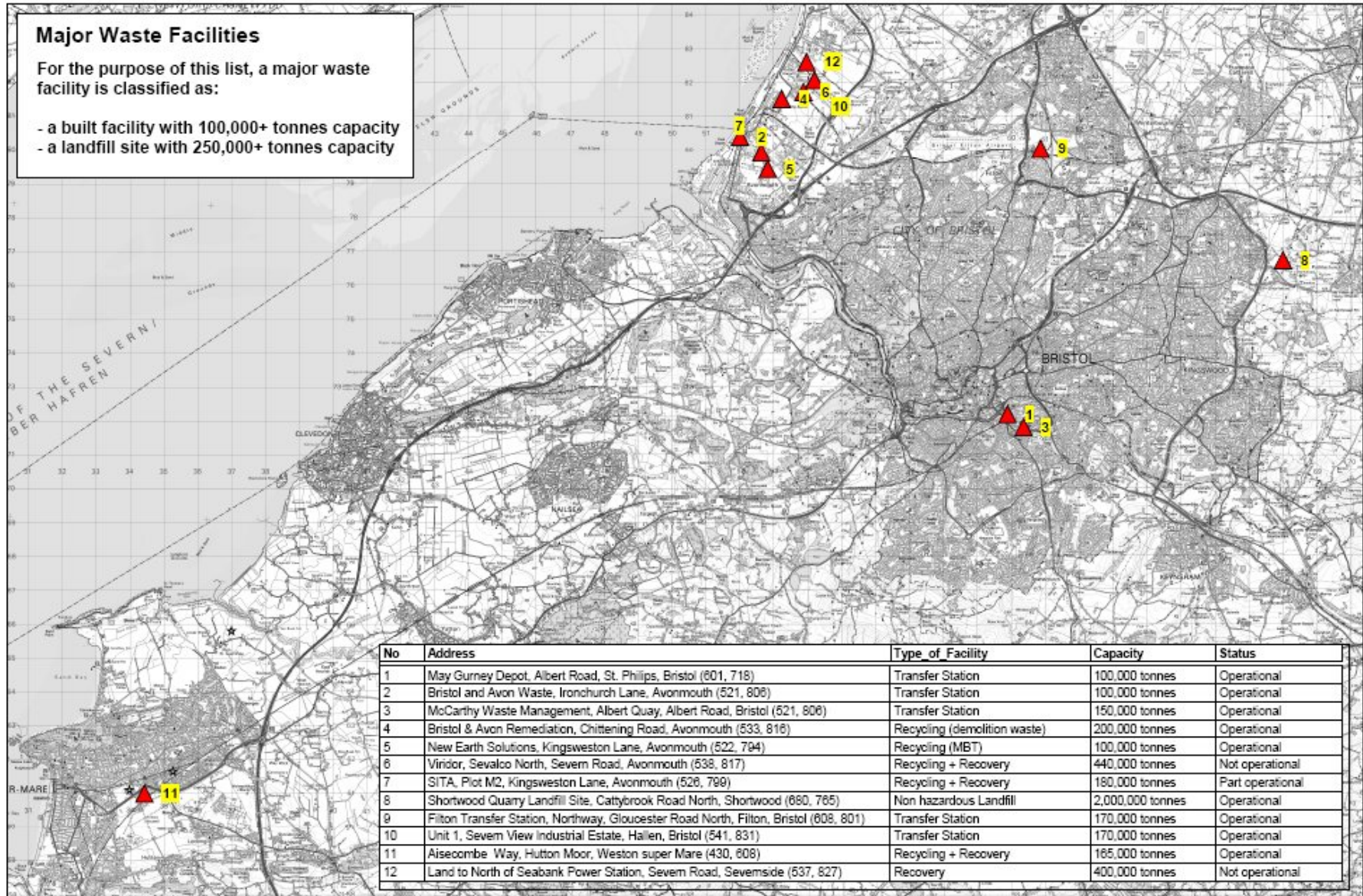
Table 5.5 shows that there has been a reduction in total waste arising in this monitoring year, and that over 52% of South Gloucestershire's municipal waste was recycled or composted in this period. This figure broadly reflects that shown in previous reports. This year has also seen a reduction in the amount of waste sent to landfill.

The increase in the amount of municipal waste appearing in the 'Other' column is a result of the new Mechanical Biological Treatment (MBT) facility at Avonmouth. South Gloucestershire Council, in partnership with the other West of England unitary authorities, now sends the majority of its black bin and other residual waste for further treatment to this new recycling facility. Once there metals and plastics are separated for recycling, organic waste is processed into a compost like material and used as a soil conditioner in agriculture, any remaining material that cannot be recycled is then thermally treated to recover heat and energy or sent back to landfill.

Major Waste Facilities

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

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



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6. Planning Strategically Across Local Boundaries

Section 110 of the Localism Act sets out the duty to co-operate and requires authorities to “engage constructively, actively and on an on-going basis”. It seeks to ensure that local planning authorities (LPAs) lead planning on ‘strategic matters’ (where issues would have a significant impact on at least two planning areas) effectively through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other LPAs beyond their own administrative boundaries. In accordance with the requirements of the Localism Act (s110) and the National Planning Policy Framework (paras 178-181), local planning authorities must give details of what action they have taken under the duty to co-operate to their communities in their Authority’s Monitoring Report.

The West of England authorities have been working in partnership for many years to reflect the challenges faced on planning, housing, transport, environment, waste and other strategic issues. This joint working is underpinned by strong, transparent and accountable governance with regular public meetings of the [West of England Planning, Housing & Communities Board](#) (PHCB), which comprises Executive Members with responsibility for planning and housing from each West of England unitary authority.

During this reporting period the authorities have undertaken the following work to articulate their shared issues and priorities and to demonstrate their continued commitment to joint working:

Strategic Framework

The authorities have undertaken work to articulate their shared issues and priorities and to demonstrate their continued commitment to joint working. The Strategic Framework, which was endorsed by the PHCB on 21 November 2012, outlines how the authorities have co-operated to arrive at a shared understanding of the challenges and opportunities facing the West of England sub-region and a positive approach to delivery that maximises the opportunity to secure long term sustainable growth. The Strategic Framework pulls together the Core Strategy visions and priorities. It identifies infrastructure requirements to inform the West of England Local Enterprise Partnership's work on the Revolving Infrastructure Programme and Growth Incentive element of the [City Deal](#)¹.

Duty to Co-operate Schedule

The [duty to co-operate schedule](#), which was endorsed by the PHCB on 1 July 2013, highlights those strategic cross-boundary issues that the West of England

¹ The city deal was signed on the 18 September 2012 and is an agreement between government and the West of England authorities and their partner stakeholders, giving increased financial flexibility and other freedoms to local authorities.

authorities have cooperated on, or that they will cooperate on with neighbouring authorities and other statutory bodies (as set out in the National Planning Policy Framework). It is a living document recording how the authorities have achieved compliance with the duty to co-operate as part of fulfilling their strategic planning responsibilities in preparing and keeping under review their local plan delivery programmes.

The purpose of the schedule is:

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

The duty to co-operate schedule, which is reported on quarterly to the PHCB provides a framework to ensure effective co-operation throughout the plan making process. The schedule ensures that strategic issues are concisely and consistently recorded, regularly monitored and updated and reported upon. This will ensure that evidence base preparation is considered jointly to inform future Local Plan reviews.

The following public bodies (or their subsequent successors) are the prescribed bodies in the Localism Act, relevant to the West of England:

- Environment Agency
- English Heritage
- Natural England
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts (to be replaced by clinical commissioning groups & NHS Commissioning Board)
- Office of the Rail Regulator
- Highways Agency
- Highway Authorities
- Marine Management Organisation

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

Strategic Housing Market Assessment

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

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

The authorities have prepared a pre-production brief that sets out the

proposed approach, including an indicative timetable to undertaking the SHMA review. The brief was consulted on between 28th March and 31st May 2013. The review is being undertaken by the four authorities with support from the West of England Office and it consists of 4 distinct workstreams. These are:

- Workstream 1: Economic Growth Scenarios
- Workstream 2: Demographic Scenarios
- Workstream 3: Housing supply and summary outputs from SHLAAs
- Workstream 4: Housing needs elements of specific groups

The outcome of the consultation was reported to the Planning, Housing and Communities Board on 1st July 2013. Members endorsed the responses to the consultation and the next steps for undertaking a SHMA review to inform future local plans.

Further information on the all of the duty to co-operate work is available via the [West of England webpage](#).

Other Local Planning Authorities/Bodies

South Gloucestershire is also working with a number of other local authorities and bodies where joint co-operation will help support strategic planning and effective cross boundary working. We also continue to share emerging local plan policy documents and information with these authorities as well as with Cotswold District Council; Forest of Dean District Council; Gloucester City Council; Monmouthshire Council; Gloucestershire County Council; Somerset County Council; Wiltshire Council where appropriate and necessary.

As part of bringing forward new Local Plan and Supplementary Planning Documents, the council will consider how the Duty to Cooperate is engaged and ensure that this assessment governs the subsequent approach we take to the development of those policy documents and the stakeholder engagement associated with their preparation

**Authority's Monitoring Report 2013
Appendix 1**

**South Gloucestershire Council
Housing Implementation Strategy
2013**

1. Introduction

- 1.1. The National Planning Policy Framework at paragraph 47 states that Local Authorities should:

“for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target”.

- 1.2. The Housing Implementation Strategy for South Gloucestershire sets out the Council's approach to managing the delivery of new housing in the District to 2027. The housing target for South Gloucestershire is set out in Policy CS15 of the Core Strategy. The target represents the final position as agreed by the Inspector for the Core Strategy following his examination of all the information including an independent assessment of site delivery commissioned by the Council from BNP Paribas Real Estate in June 2013. The Core Strategy was adopted by Full Council on 11th December 2013, following the publication of the Inspector's Report on 18th November 2013.

2. Overall housing target

- 2.1. The Core Strategy at Policy CS15, sets a target of 28,355 new homes between 2006 and 2027, at an average of 1,350 homes per annum. As at 30th November 2013 the remaining housing requirement was 22,545 homes. This equates to an annualised delivery rate of 1,610 new homes over the remaining 14 years of the Core Strategy plan period. Table 1 below provides a summary of delivery and supply against Policy CS15 for South Gloucestershire as at 31st March 2013 and updated to reflect the position at 30th November 2013.

Table 1

Core Strategy Requirement	28,355
Completions 2006 to 2013	5,810
Total Housing Requirement	22,545
Existing commitments including remaining of SGLP allocations	9,670
New Neighbourhood East of Harry Stoke	2,000
New Neighbourhood Cribbs/Patchway	5,700
New Neighbourhood Yate	2,700
Housing Opportunities Thornbury	800
Planning applications expected or yet to be determined	400
Small site windfall allowance	2,100
Total available supply 2013 to 2027	23,370

3. Housing trajectory

- 3.1. The housing trajectory illustrates the expected rate of delivery for the plan period, and in line with the NPPF shows:

- A supply of specific deliverable (available and achievable) sites sufficient to provide five years' worth of housing against the requirement with an additional buffer for under delivery;
- A supply of specific developable sites or broad locations for growth for years 6-10; and
- A supply of specific developable sites or broad locations for growth for years 11-15.

3.2. South Gloucestershire Council's housing trajectory as set out in Policy CS15 of the Core Strategy paragraph 10.6a and now updated to 30th November 2013 shows actual housing delivery in the District between 2006/07 and 2012/13 and anticipated delivery from the current year 2013/14 until 2026/27. The trajectory shows that approximately 20% (5,810) of the required homes have so far been completed. Accounting for completions, and based upon the residual (Liverpool) method endorsed by the Core Strategy Inspector, some 1,610 new homes per year would be required to be built over the remaining 14 years of the plan to 2027. A 20% buffer for under delivery equates to an additional year's supply in the first five years, moved forward from later in the plan period, resulting in an overall requirement for 9,660 new homes between 2013/14 and 2017/18 and 12,885 new homes between 2018/19 and 2026/27.

3.3. Tables 2a and 2b below show that the Council can meet the housing target with 35% of the total overall new homes anticipated to be completed in the next five years, 30% in the following five years and 15% in the remaining four years. This level of expected completions demonstrates that there is continuous supply of land available for housing over the remaining Plan Period with a "significant boost" in supply expected in the immediate future.

Table 2a

Actual and Projected House Completions 2006 - 2027

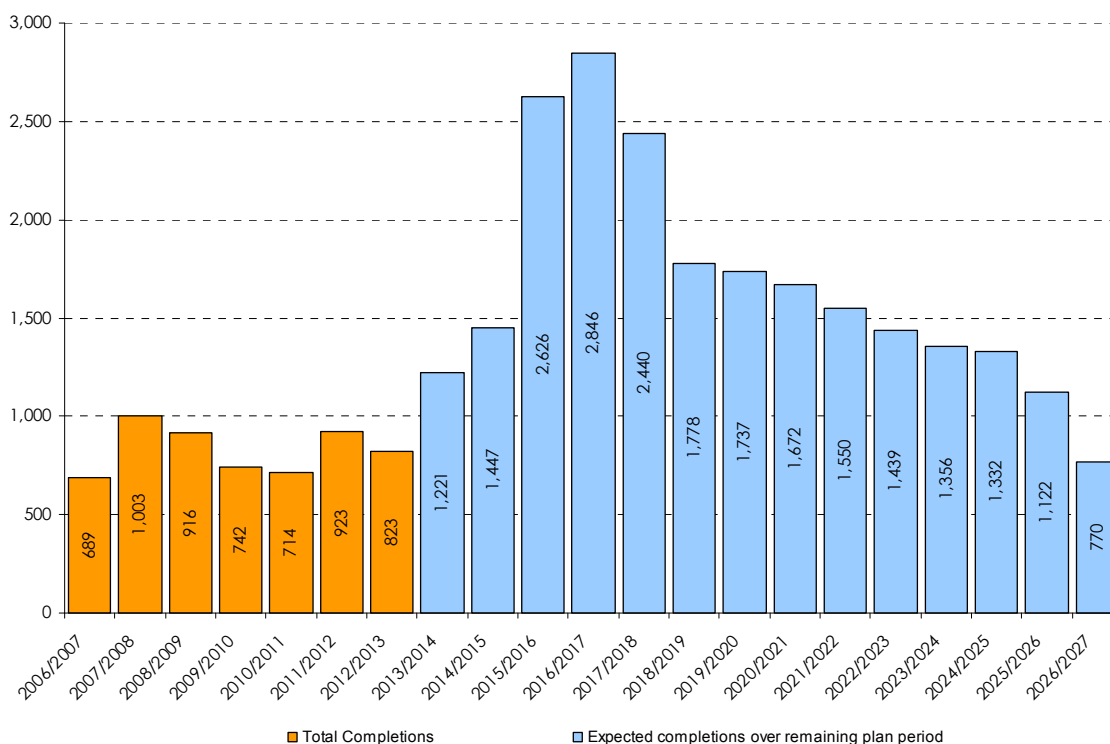
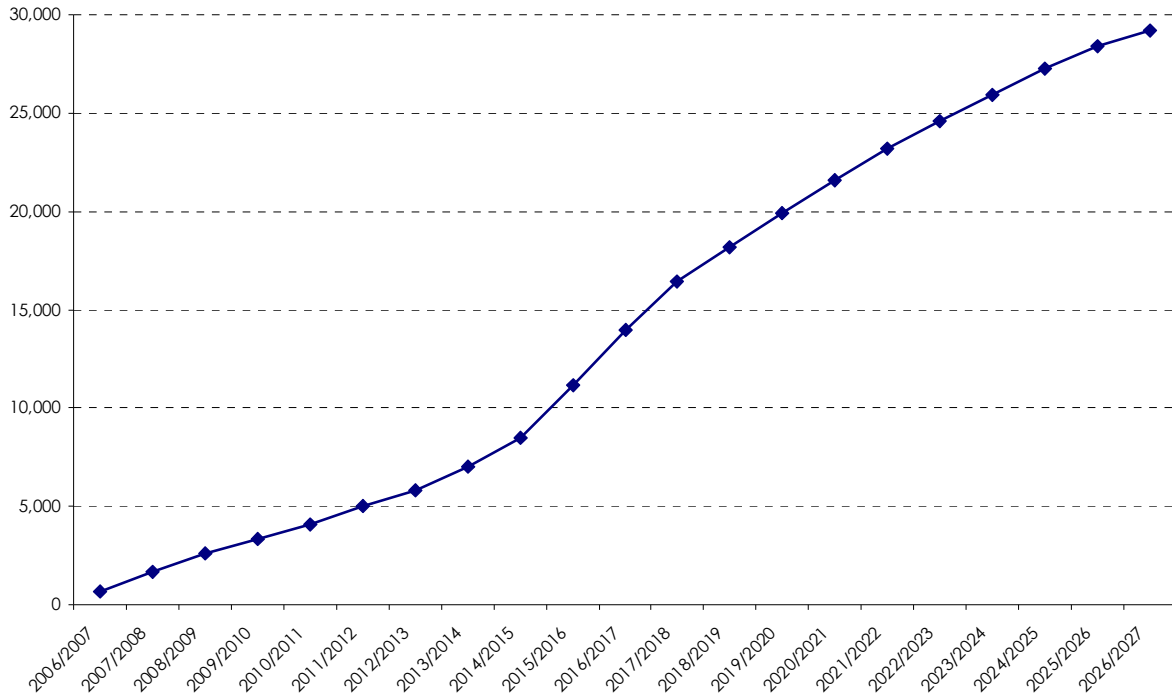


Table 2b

Cumulative Housing Completions 2006 - 2027



3.4. The housing trajectory for South Gloucestershire will be updated annually and published in the Authority's Monitoring Report in December each year using 31st March as a base date informed by the most up to date information available.

4. Future Housing provision

4.1. The future supply of housing in the housing trajectory is based on:

- Existing commitments including remaining South Gloucestershire Local Plan (SGLP) allocations and sites in the planning system – these are sites that either have: extant planning permission, which are either under construction or not yet started; or were formerly identified in the SGLP; or have planning applications expected or yet to be determined. For sites of fewer than 10 dwellings a discount of 10% has been applied to account for an element of non-delivery of smaller sites. Not all of these commitments fall within the first 5 years delivery period, either in full or in part, but the trajectory reflects a realistic timetable for delivery of these sites, as confirmed by PNB Paribas. In total these sites amount to 10,110 new homes.
- Core Strategy Allocations – the Core Strategy identifies five new strategic sites, including the new neighbourhoods of East of Harry Stoke, Cribbs/Patchway and Yate and housing opportunity areas at Park Farm and Morton Way North, Thornbury for development during the Plan period. Planning consent has already been granted for the development of the sites at Yate, and Thornbury as at 30th November 2013. In total these allocations amount to 11,200 new homes.

- Windfalls – The National Planning Policy Framework allows local planning authorities to make an allowance for windfall sites in the five year supply if there is compelling evidence to do so. The Core Strategy Inspector has considered this and determined, based on the evidence, that 750 homes can be delivered during the first five years of the Plan on small windfall sites and a further 150 homes a year from year 6 onwards is a realistic source of supply to meet the overall target.

5. Five year housing supply

- 5.1. As stated at paragraph 3.2 the current five year requirement allowing for the 20% buffer is 9,660 homes (1,610 x 5 + 1,610) to satisfy the requirements of paragraph 47 of the NPPF. As at 30th November 2013 there was a supply of land sufficient to build 10,610 homes, which equates to a surplus of 948 homes or an equivalent of 5.49 years supply. The five year supply period covers the period 2013/14 – 2017/18.
- 5.2. Appendix A identifies sites considered as a source of supply within the Plan Period. Those shown in the first five years are deemed deliverable and developable. A site is deliverable if it is available within the five year timeframe, is suitable and is considered achievable. Appendix B provides detailed commentary on the sites deliverability.
- 5.3. The projections within the housing trajectory demonstrate that the District Council's housing supply is sufficient to meet and exceed the target for the five year period between 2013/2014 and 2017/2018 with a 20% buffer to account for the under delivery between 2006 and 2013 against the Core Strategy annual target.
- 5.4. The Council will identify and update on an annual basis the supply of specific deliverable sites to provide five years worth of housing against its housing requirements with an additional buffer (moved forward from later in the plan period) to ensure choice and competition by:
 - Monitoring delivery through the annual Residential Land Survey in April each year.
 - Monitoring delivery as part of the Authority's Monitoring Report, published December each year.
 - Preparing a Policies, Sites and Places Development Plan Document to identify and bring forward non strategic sites in accordance with the principle of community led planning.

6 Affordable Housing Trajectory

- 6.1. The Council has a good record of securing affordable housing. The Core Strategy Policy CS18 seeks 35% affordable housing on sites where 10 or more dwellings are proposed or which exceed 0.33 hectares in size irrespective of the number of dwellings (Except in rural areas where the threshold is 5 dwellings or more or 0.2 hectares). This compares with a target of 33.3% and a threshold of 15 dwellings urban and 5 dwellings rural for affordable housing provision, under the previous South Gloucestershire Local Plan Policy H6. Table 4 sets out the level of affordable housing provision since 2006/2007.

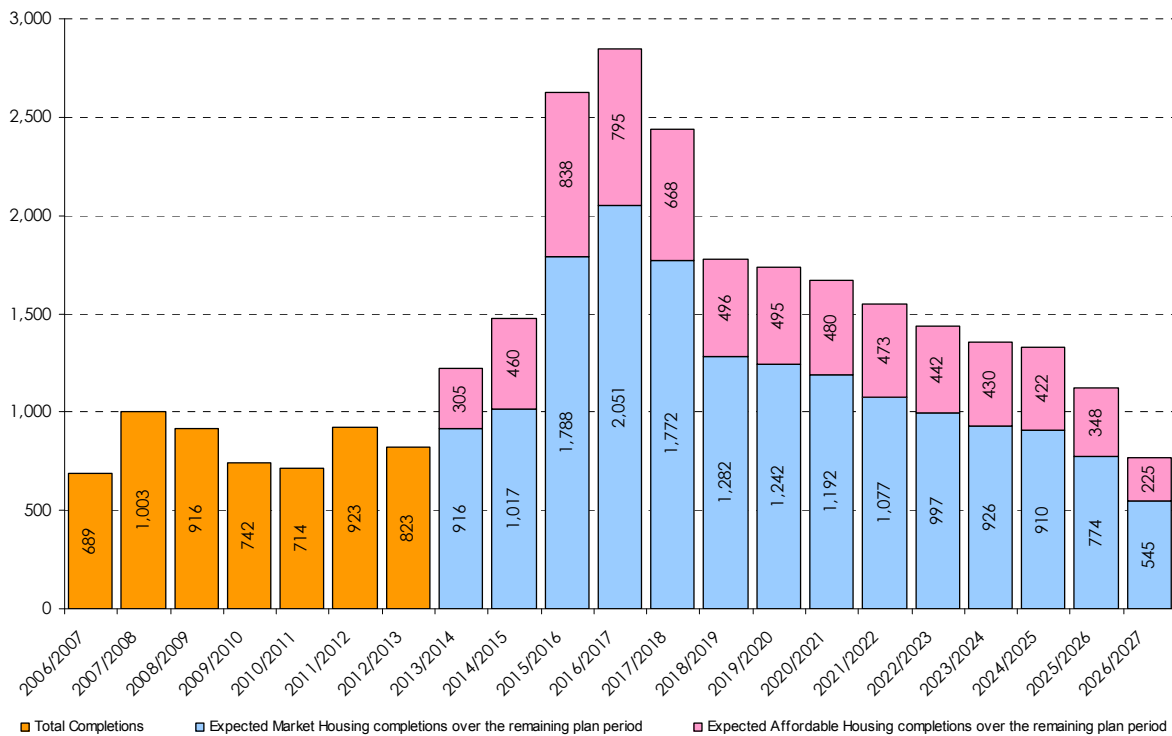
Table 4

Year	Number of completions
2006/2007	40
2007/2008	215
2008/2009	291
2009/2010	281
2010/2011	340
2011/2012	269
2012/2013	223

6.2. Table 5 sets out the affordable housing trajectory against the total housing supply. It shows that over the remaining plan period, approximately 6,700 affordable homes are expected to be delivered.

Table 5

Actual and Projected House Completions 2006 - 2027



7. Commentary on Expected Delivery

7.1. Expected delivery and detailed commentary for all sites can be found in Appendix A and Appendix B the main sites/components are summarised below.

Core Strategy Strategic Sites/New Neighbourhoods Delivery

7.2. The Council through its Major Sites Team is working closely with the developers and land owners of all the strategic sites identified in the Core Strategy to ensure development is brought forward in a timely manner to maintain a

continuous supply of land for housing in the district. Very good progress is being made with these sites, which can be summarised as follows:

- 7.2.1 **Yate New Neighbourhood – total 3,000 homes.** Phase one (235 homes) already has the benefit of reserved matters planning permission and is due to commence construction in early 2014. A large proportion of the remainder of this allocation was the subject of a resolution to grant outline planning permission (2,450 homes) subject to S.106 Agreement on 7th November 2013.
- 7.2.2 **Cribbs/Patchway New Neighbourhood – total 5,700 homes.** A multi-disciplinary project team is in place to facilitate development of this site and regular landowner liaison is ongoing. A Supplementary Planning Document to promote and guide development is due to be adopted in April 2014 and the first outline planning application for the southern area has been submitted.
- 7.2.3 **East of Harry Stoke New Neighbourhood – total 2,000 homes.** A multi-disciplinary project team in place to facilitate development of this site and regular landowner liaison is established. A Supplementary Planning Document to promote and guide development is progressing. Pre-application discussions taking place with the developer partners for the site to bring forward an outline application.
- 7.2.4 **Thornbury Housing Opportunity Areas – total 800 homes.** Sites at Park Farm (500 homes) and Morton Way North (300 homes) are identified and both have the benefit of outline planning permission.

Other Key Sites Delivery

- 7.3. A large proportion of the supply towards the total housing target comes from the following major sites. Excellent progress is being made with these sites.
 - 7.3.1 **Charlton Hayes – total 2,400 homes.** This is now a well established housing site with some 700 homes either complete or under construction and a further 250 homes with reserved matters planning permission. Master plans and detailed design codes for Phases 2 and 3 approved and further Reserved Matters applications already submitted and more expected early in 2014.
 - 7.3.2 **Wallscourt Farm/Cheswick Village – total 765 homes.** This site is well advanced with three of the six phases fully complete and the remaining substantially complete or under construction.
 - 7.3.3 **Emersons Green East/Gateway Site – total 2,800 homes.** Construction has already commenced on initial phase of 540 homes. The first homes are due to be completed in the first half of 2014. Pre-application discussions with developers are taking place on phase 2 and further Reserved Matters applications expected.
 - 7.3.4 **Harry Stoke – total 1,200 homes.** Construction has already commenced on initial phase of 166 homes and the first homes are already complete.

Other Large Sites Delivery

- 7.4. Other large housing sites are an important component of supply. Many of these sites have planning permission, some are under construction. The remaining “pipeline” sites are subject to applications progressing through the

development management system or subject to pre application discussion. No assumption has been made for windfalls. There is a good delivery record from these sites. Overall, the risk of non-delivery of large sites with planning permission or in the "pipeline" is low. However, it is acknowledged that potential barriers to development may arise. The council has a proven track record of working with developers to overcome such barriers to development and this will continue.

Small Sites Delivery

- 7.5. Existing planning permissions for small sites of fewer than 10 dwellings total 678 homes 237 of these were under construction at April 2013. The majority of these homes are expected to be completed, however, to allow for an element of non-implementation of current planning permission a discount of 10% has been applied across all sites where development has commenced. Whilst there is the possibility of no new sites coming forward, this is extremely unlikely. An allowance for new small sites coming forward and contributing to housing supply has therefore been included based on past completion rates.

8. Conclusion

- 8.1. The health of the economy has been a major factor in the supply of housing over recent years. In part reflecting this economic climate South Gloucestershire's record on delivery of housing against Plan housing targets since the start of the Plan has fallen below the levels required. It is therefore recognised that the authority is required to significantly boost housing supply with the provision of 20% buffer.
- 8.2. The housing market is however, showing promising signs of recovery and confidence is growing. This is reflected in the level of housing starts in the first and second quarters of 2013. If this level continues throughout the remainder of 2013/2014 and results in fully completed homes, the level of completions that will be seen in the twelve months 2013/2014 will be the highest in the District since the start of the Core Strategy plan period (2006). This not only reflects the commencement of sites that had been put on hold / or experienced slowed build rates during the recession, but also sites commencing delivery following the granting of planning permission.
- 8.3. Beyond the next twelve months the combined total overall capacities of the sites listed offer unit numbers well in excess of those that are required in the first five year period, providing flexibility to meet any increase in demand from later in the plan period. The major schemes are therefore well placed to react, with each outlet able to deliver higher annual numbers of both market and affordable homes. Home production is capable of being increased to meet the demand and that increased demand can be accommodated on the sites identified.
- 8.4. The risks to non-delivery have been minimised by the council's commitment to meet and exceed the identified Core Strategy housing target, whilst reflecting the NPPFs emphasis on the promotion of sustainable development. Additional flexibility exists in that the identified supply does not include an allowance for large windfall sites, despite there being a good record of these sites within South Gloucestershire contributing to overall housing numbers. In addition no allowance has been taken of potential numbers of new homes

that may come forward through the Policies, Sites and Places Development Plan Document within rural settlements. The council is also committed to the removing barriers to viability and regularly affords due weight to scheme viability during the development management process.

- 8.5. Existing commitments and the commencement of large site allocations mean that completions are predicted to increase and continue to accelerate and be maintained over the longer term. If the housing market experiences another downturn then this will have a detrimental impact on completion rates and is something that the council would have little influence over.
- 8.6. The council however recognises that continuing monitoring and review, as required by the NPPF, is very important. It has a well established monitoring regime, as specifically recognised by the Inspector in his report on the Core Strategy, in place, that monitors planning permissions (on large and small sites) and construction activity annually. This is supplemented by the use of Building Control and NHBC information, and other intelligence. It is therefore well placed to react to changing circumstances.

Appendix A: Actual and Expected House Completions - South Gloucestershire 2006 to 2027 (Net)

(See Appendix B for Commentary on Expected Completions)

(Please note that the figures shown incorporate the most upto date information available on housing sites including large site completions up to 30th September 2013 ,

	Address	Past Completions						Years 1 to 5					Years 5 to 10					Year 10 plus				Total	
		06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26		26/27
0002hn	Bradley Stoke		56	34	32																		122
0002hk	Bradley Stoke	147	35																				182
0003	Dragon Road, Winterbourne			1																			1
0005	Hortham		77	107	52	25	9																270
0006a	Stoke Park Hospital	1																					1
0007	Filton College, Filton	51	26																				77
0008a	Charlton Hayes (PT09/1271/RM) - Bovis [H18]					8	43																51
0008b	Charlton Hayes (PT09/0765/RM) - Bovis [H21, H22, H23]					75	18	18															111
0008c	Charlton Hayes (PT10/0042/RM) - Bovis [H19, H20]						26	27	7														60
0008e	Charlton Hayes (PT11/1766/RM) - Bovis [Part MU5, Part MU6]							40															40
0008f	Charlton Hayes (PT11/2687/RM) - Bovis [Part H50, Part H51]							25	28														53
0008h	Charlton Hayes (PT12/0656/RM) - Barratt [H30]							31	15														46
0010a	Wallscourt Farm (Phase 1)			40	60																		100
0010b	Wallscourt Farm (Phase 2)				6	72	56	17															160
0010d	Wallscourt Farm (Phase 4)					28	28	21															77
0012	162-164 Gloucester Road, Patchway	-5		4	12																		11
0015	Toghill Lane, Doynton	10																					10
0017	46-92 Milton Road, Yate	16																					16
0018	Land at Broad Lane, Yate	23																					23
0022	472-478 Filton Avenue, Filton		21																				21
0023	New Road, Filton			6	66																		72
0024	West End, Marshfield		12	5																			17
0025	Whiteshill House, Hambrook	10																					10
0026	New Road, Rangeworthy	16	5																				21
0027	The Galleon, Conygre Road, Filton	12																					12
0028	The Lawns, Yate			14																			14
0029	Fishpool Hill, Easter Compton	-1		14																			13
0033	Land at Siston Hill, Siston	77	211	96	63	57																	504
0037	North of Douglas Road, Kingswood	35	96																				131
0038	Former Woodstock Special School, Courtney Road						66																66
0040	Cloverdale Drive, Longwell Green	2																					2
0041	Land Off Southway Drive, Warmley		13					14	14														41
0046	Mounthill Nursery, Kingswood		8	6																			14
0047	Summit Youth Centre, Kingswood		20	51																			71
0048	Hanham Road DSO, Kingswood	21	3																				24
0054	Church Road, Kingswood	23																					23
0060	Carsons Road, Kingswood			4																			4
0063	Depot Downend Road, Kingswood	14																					14
0064	29-35 High Street, Kingswood	14																					14
0065	R/O 1, 3 and 7 Tower Road South, Kingswood			13																			13
0066	65 Cadbury Heath Road, Kingswood	1	12																				13
0067	Jubilee Road, Kingswood		-1	24																			23
0068	1-3 Colston Street, Soundwell		14																				14
0069	21 Portland Street, Soundwell	4	9																				13
0070	Crossroads Service Station, Downend		13																				13
0071	Downend Lower School, Northview, Downend			9	30	13																	52
0073	Kingsway Engineering, Hanham		14																				14
0074	Lintham Drive, Kingswood			20	48																		68
0075	36 High Street, Staple Hill		13																				13
0076	Rear of Cossham Street, Mangotsfield			13																			13
0077	Former Courtaulds Factory, Staple Hill			21	24																		45
0079	Bath Road, Thornbury			30	15																		45
0080	Cambrian Drive/Wellington Road, Yate					60	10																70
0081	Cattle Market, Thornbury			22																			22
0082	Siblands, Gillinstool, Thornbury			15	8																		23
0084	BFS Diecutting, 27 Hanham Road, Kingswood						14																14
0085	Adj.22 Memorial Road, Hanham				14																		14
0086	Queens Road, Cadbury Heath			9																			9
0088	Prory Court, Hanham				28																		28

Appendix B: Commentary on Expected House Completions - 2013

RLS Ref	Location	Assessment	Commentary
0008, 0008g	Northfield	Available	<p>At October 2013 survey date Outline planning permission granted (2008), with a Deed of Variation approved in Dec 2010 to address viability concerns regarding the site and ensuring the scheme is NPPF compliant. Succession of reserved matters applications submitted to date, all determined by SGC in a timely manner and thereafter implemented. Masterplans for phases 2 and 3 approved and design codes submitted under conditions attached to the outline, thereafter reserved matters applications for those phases can be submitted.</p> <p>Current Reserved Matters Applications: PT13/4148/RM 54 homes received 11/11/2013 PT13/4370/RM 54 homes received 25/11/2013 PT13/4443/RM 139 homes received 04/12/2013</p> <p>In market delivery terms "Charlton Hayes" is now an established scheme in a good volume market area. In addition to existing trading by Bovis, there are further outlets with David Wilson Homes, Barratt and Bellway (The current phases with Reserved Matters consents are detailed below). This scheme in this location at this time is not expected to bear more than four strong outlets building family housing and at 40 market units per annum. Affordable housing is provided at 25% of the total numbers. The indications are that Bovis are seeking 5 outlets with a wider mix with the affordable provision in addition. Bovis indicated in March 2013 that they intend construction for 300 unit sales per annum by the period 2014/15.</p>
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008d	Northfield	Available	<p>At the October 2013 survey date 12 flats complete and remaining 21 units nearing completion. Site expected to be complete within the next six months. Sales outlet shared with site 0008c. See also commentary on site 0008 and 0008g above.</p>
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008i	Northfield	Available	<p>At October 2013 survey date 18 homes complete and 22 homes under construction. Site expected to be completed within next 12 months. Sales outlet shared with site 0008j. See also commentary on sites 0008 and 0008g above.</p>
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008j	Northfield	Available	<p>At October 2013 survey date all but 1 home complete (Sales Centre car park). Site expected to be complete within the next 12 months. One sales outlet. See also commentary on sites 0008 and 0008g above.</p>
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008k	Northfield	Available	<p>At October 2013 survey date 41 homes complete and 40 under construction. Site expected to be complete within the next 12 to 24 months. One sales outlet. See also commentary on sites 0008 and 0008g above.</p>
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		

RLS Ref	Location	Assessment		Commentary
0008l	Northfield	Available	<input checked="" type="checkbox"/>	At October 2013 survey all homes under construction. Site expected to be complete within the next 6 months. Sales outlet shared with adjoining sites 0008f and 0008p. See also commentary on sites 0008 and 0008g above.
	Filton Aerodrome	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008m	Northfield	Available	<input checked="" type="checkbox"/>	At October 2013 survey date first homes under construction. Site expected to be complete within the 12 to 36 months. See also commentary on sites 0008 and 0008g above.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008n	Northfield	Available	<input checked="" type="checkbox"/>	At October 2013 survey date site construction commenced and first home completed. Whole site expected to be completed within the next 12 to 24 months. 1 sales outlet. See also commentary on sites 0008 and 0008g above.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008o	Northfield	Available	<input checked="" type="checkbox"/>	At the October 2013 survey date site under construction and expected to be completed within the next 12 to 24 months. See also commentary in sites 0008 and 0008g above.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
	"Charlton Hayes"			
0008p	Northfield	Available	<input checked="" type="checkbox"/>	At October 2013 survey date first 23 homes under construction and site preparations works taking place on remainder of the site. Site expected to be complete within the five year period. Sales office shared with adjacent sites 0008f and 0008l. See also commentary on sites 0008 and 0008g above.
	Filton Airfield	Suitable	<input checked="" type="checkbox"/>	
	Patchway	Achievable	<input checked="" type="checkbox"/>	
0009	Former Lime Works Itchington	Available	<input type="checkbox"/>	At the October 2013 survey date no activity on site. Site not considered likely to be developed within the short term, but potential to be developed beyond the "Five year" period. No sales outlet.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input type="checkbox"/>	
0010c	Wallscourt Farm Stoke Gifford "Phase 3"	Available	<input checked="" type="checkbox"/>	At the October 2013 survey date 154 homes of the total of 194 homes complete and 35 under construction. It is anticipated that the whole of the site will be complete within the next 12 months. One sales outlet.
		Suitable	<input checked="" type="checkbox"/>	
		Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary	
0010e	Cheswick Filton Road Stoke Gifford "Phase 5"	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date construction commenced. Part of a mixed scheme comprising convenience store, other retail and commercial outlets, including a restaurant and fitness suite. Site expected to be completed within the "Five year" period. No sales outlet.
0010f	Wallscourt Farm Stoke Gifford "Phase 7"	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date 46 homes complete and a further 37 homes under construction. Site expected to be complete within the "Five year" period. House sales taking place from a single sales outlet.
0011	Land east of Coldharbour Lane Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>At October 2013 survey date Concept Statement to guide development of this site already approved and extensive pre-application discussions are underway regarding the submission of a planning application Winter 2013/2014 for the market element of the proposed scheme. Site constraints are already known and factored into the emerging scheme with the Council's project team in place to deal with the submission and timely approval through the planning process. Likely approval in place (with parallel processed s106) agreement Spring 2014.</p> <p>A feature of this site is the requirement to relocate car park 20 associated with the adjoining UWE campus, work to commence relocation of this car park is due to commence in association with the development of the UWE/Bristol Rovers stadium.</p> <p>The market delivery position is that this site was recently purchased by Taylor Wimpey. The scheme has extra care apartments for the elderly, a significant proportion of which are intended to be taken by the local authorities in both Bristol and South Gloucestershire. Consents will likely be achieved by 2014/2015 and given a suitable lead in period for development it is expected at the very least the first units of the extra care scheme will be taken up by Bristol and South Gloucestershire Council before March 2015 and the balance over the following 24 months. Would further expect the remaining development of approximately 400 units (which are aimed at an entirely different market) to support two outlets, or 40 market sales each outlet with affordable at 35%, equating to a take up rate of 123 market and affordable units per annum in addition to the balance of the extra care at 90 units per annum.</p>
0020	Coopers Site Westerleigh Road Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date first 35 homes complete and 28 homes under construction. Site expected to be complete within the next 12 to 24 months. 1 sales outlet.

RLS Ref	Location	Assessment	Commentary
0021	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<p>At October 2013 survey date Outline planning permission granted (2007), with a Deed of Variation approved in Dec 2010 to address viability concerns regarding the site and ensuring the scheme is NPPF compliant. SGC have already agreed a deed of Variation to allow construction and vehicular access from the Ring Road to enable the construction of the first phase of the Stoke Gifford Transport link, now complete, kickstarting the development. A Geographic Detailed Masterplan for the first 5 phases was approved on 29th September 2011 as well as the site wide Design Codes approved on 20th March 2012 allowing for the timely approval of all subsequent reserved matters approvals. A Newt Licence from Natural England was issued on 20th April 2012 and runs until after the Five Year period.</p> <p>In market delivery terms this is in a good volume housing location close to the motorway and rail network links. Crest Nicholson have started a single sales outlet this year on its first phase. Crest expected to then introduce further house builder outlets as the scheme establishes. Affordable commitments start at 15% then increase to 28% and later rising to 33%. Reserved matters consent has been issued for phase 1 (see Site 0021a) and development is underway. Later phases of development depend on area infrastructure costs being met to include removal of above ground power lines, and legal issues between landowners being resolved. These issues are fairly typical for larger infrastructure led schemes at this time. Envisage no significant further increase in outlets on this site above 3 outlets in year 2015/16 as would normally be expected in a good housing location and on a volume site, given further land adjacent at East of Harry Stoke (and in effect within this same expansion point) will likely come on line by 2016/2017 equally absorbing the likely demand.</p>
0021a	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<p>At the October 2013 survey date construction on site had commenced and first 26 homes complete. See also commentary on Site 0020 above.</p>
0034	Hanham Hall Hospital Whittucks Road Hanham	Available Suitable Achievable	<p>At the October 2013 survey date 63 homes complete and 43 homes under construction. It is expected that the whole site will be complete within the "Five year" period. 1 sales outlet.</p>
0035	South of Douglas Road Kingswood	Available Suitable Achievable	<p>At October 2013 survey date a full planning application for this site was approved by SGC in June 2011 subject to the completion of a S106 agreement. Since that time the agreement has been negotiated to, address viability concerns and the council has positively re-negotiated trigger points for the payment of obligations, and ensure compliance with the NPPF. The pre-commencement conditions associated with this full application are limited in extent.</p> <p>A resolution to grant consent subject to completion of S106 Agreement. Scheme proposes a mix of apartments, approx. 50% of scheme, and family housing within a short distance of Kingswood town centre. Two sales outlets expected - one for apartments and one for houses. The scheme is not ready to commence, therefore judge that first sales may reasonably be expected in the period 2015/16. Given an apartment outlet at circa 20 market sales per annum rising to 30 and a housing outlet at 40 market sales per annum. 25% of the units are affordable.</p>

RLS Ref	Location	Assessment	Commentary
0036a	Emersons Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At October 2013 survey date Gateway Site Outline planning permission approved s106 agreement signed. GHQ Outline planning application permission approved s106 agreement signed. First Reserved Matters applications submitted for approximately 540 new homes. First applications PK13/2790/RM (45 homes) and PK13/2741/RM (132 homes) approved. Work commenced on first phase infrastructure and construction of first homes imminent.</p> <p>The consortium of house builders on site includes Taylor Wimpey, Persimmon, David Wilson Homes, Linden and Barratt. Affordable levels range from the Gateway area at 25% to 28.5% on the wider site. This has been traditionally a strong selling location for the volume house builders and there is no reason for the appeal of the location to change given the current climate. Forecast an initial rate based upon 5 outlets at 40 market units with the addition on average of some 65 affordable units per annum or an annual run rate for the early part of the scheme of in excess of 265 units. Expect that rate to climb with the establishment of the scheme in this location and the potential to introduce further differing outlets, and while not at the historic levels of in excess of 500/annum given the wider competition in the North Bristol area, expect this location to do well as it will compete principally on price, such that levels at 350 per annum would be realistic when fully established.</p>
0036b	Emersons Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>See commentary on Site 0036a.</p>
0036c	Emersons Green	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <p>At October 2013 survey date site added as expected to follow completion other Emersons Green sites. Site will not deliver within the five year period. See also commentary on site 0033a.</p>
0039	Waterworks Site Soundwell Road Kingswood	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <p>At the October 2013 survey date site occupied by Bristol Water. Outline planning approval gained in December 2008. The illustrative layout shows how the site could accommodate 75 units. Continuing dialogue during 2012/2013 with agents for the applicants regarding extension of time application PK11/3750/EXT. Whilst there is no evidence to suggest the site will not come forward within the "Five year" period, it is considered prudent to discount the site's contribution to housing supply within the "Five year" period. Outline Planning Permission expires December 2013.</p>
0093	23 Stanbridge Road Downend	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At the October 2013 survey date existing house demolished and construction commenced. Foundations laid and building of walls commenced. Site expected to be complete within the next 12 months.</p>
0095	Kingswood Trading Estate Elmtree Way Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At the October 2013 survey date partial demolition of existing warehouses commenced. Pre-commencement conditions discharged 04/05/2012. Delivery expected within the "Five year" period.</p>

RLS Ref	Location	Assessment	Commentary	
0108	24 Church Road Stoke Gifford BS34 8QA	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date no activity on site, however planning permission PT10/3011/EXT for extension of time. Principle of development accepted therefore completion expected within the "Five year" period.
0109	R/O 13, 14 and 15 Harry Stoke Road Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date first 2 homes complete and 4 homes under construction. Site expected to be complete within the 12 to 24 months. 1 sales outlet.
0113	Bath Street Garage Broad Street Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date site remains occupied by car repair workshop. Planning permission PK11/2491/EXT for extension of time. Site expected to be complete within the "Five year" period.
0122	The Meads Frampton Cotterell	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date last 3 homes well under construction. Site expected to be complete within the next 6 months. Originally 2 sales outlets now only 1 remaining.
0125	Land at Newnham Place Patchway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date South Gloucestershire's Housing Enabling Team was working with Housing Association to bring forward this scheme on Council owned land with an expected start on site within the "Five Year" period. The Council has a good record of supporting small Housing Association development on areas of Council owned land and there is no evidence to suggest this site will not be delivered.
0127	Mount Pleasant Farm Longwell Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date work underway to demolish existing buildings. Sovereign Housing Association keen to start construction and anticipate completions early within the "Five Year" period. S106 variation to address viability issues.
0128	Former Intier Site Bath Road Bitton	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At October 2013 survey date Concept statement to guide development of this site already approved and discussions have taken place over a number of years regarding potential development schemes. No applications submitted to date. Given the nature of the site and its likely lack of appeal to the current development land market, given its challenges to achieve viability as a contaminated brown field site within a flood area, and without a significant rise in house prices to aid viability there is a risk that this scheme will not deliver any housing in the medium term. Consider that it would not be prudent to project housing delivery from this site within the five year period.

RLS Ref	Location	Assessment	Commentary
0129	Land at Barnhill Quarry Chipping Sodbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> At the October 2013 survey date site has Outline planning permission PK10/1675/O. The scheme comprises a foodstore, infilling of part of quarry and two phases of residential development. Foodstore complete and open. Work is well underway including the importation of quarry waste to create platform for residential development. Reserved Matters application PK12/1828/RM approved subject to S106 for Phase One comprising 60 elderly persons flats. Pre-application discussions on Phase Two currently taking place. Site expected to be complete within the "Five year" period.
0131	Hillcrest Land off Catbrain Hill Cribbs Causeway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> At the October 2013 survey date 27 homes complete and 18 homes under construction. Site expected to be complete within the next 12 months. 1 sales outlet.
0132	Land north of Park Farm Butt Lane Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> At October 2013 survey date Outline planning application approved Dec 2012 with an associated s106 agreement following extensive community/stakeholder engagement. First reserved matters application submitted May 2013 for 127 units. Limited pre-commencement conditions as issues resolved through the pro-active project management of the outline planning application. In market delivery terms this is in a popular housing location, albeit with more limited likely take up, restricting the number of outlets to two. A balancing pond requires relocating creating an abnormal delay. First sales expected after the first quarter of 2014. The scheme would be suitable for two sales outlets at 40 market sales per annum with the addition of the affordable at 35%. This is an attractive housing location with little immediate competition.
0133	New Neighbourhood Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> At October 2013 survey date outline approval subject to S106 Agreement for a large part for the remainder of the allocation not covered by site 0133a (Peg Hill). S106 has been parallel processed alongside the planning application with the first reserved matters anticipated by early 2014. Wessex Water have also agreed to extend the number of dwellings that can be built out before the extension of the Frome Valley Relief Sewer is in place to 750, accommodating the majority of the 5-yr supply identified up to 2017/18. This is an established volume housing area. The Peg Hill element with Barratt and David Wilson Homes is some months ahead of the remainder of the North Yate New Neighbourhood land. Reserved matters for the Heron element of the scheme likely in early 2014, suggesting first sales after the first quarter 2014. This scheme as a whole will bear a minimum of 4 outlets (potentially more with potential to bring extra care or apartment blocks forward early) when established and including the affordable sum of no less than 245 units per annum when Peg Hill and the New Neighbourhood are both fully trading.
0133a	Land north of Peg Hill Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> At October 2013 survey date Reserved Matters planning permission PK13/1185/RM recently granted. Construction due to commence early in 2014 and site expected to be complete within the five year period. See also commentary on site 0133.

RLS Ref	Location	Assessment	Commentary
0134a, 0134b, 0134c, 0134d	New Neighbourhood Cribbs/Patchway	Available Suitable Achievable	<p>SGC endorsed an SPD document to cover the whole Cribbs/Patchway allocation as a material consideration in the determination of any planning application to promote and guide the comprehensive development of the area, through the process of extensive community and stakeholder engagement. Multi-disciplinary project team in place to facilitate development of this site and regular landowner liaison is established to develop a collaboration/landowner agreement.</p> <p>At October 2013 Site 0134a.</p> <p>An Outline application by Skanska likely January 2014, but extensive work is being undertaken to facilitate the submission, determination mid 2014, with reserved matters approval in place approx Sept 2014. Their scheme is unlikely to start selling units until mid to end 2015/2016 period. Given the scheme to the South Airfield will likely already be trading and a further area at Filton Airfield adjacent will be coming on stream at a similar time only two additional outlets at 40 units each per annum plus the affordable at 35% would therefore be able to readily compete.</p> <p>At October 2013 Site 0134b.</p> <p>An Outline planning application submitted by Persimmon Homes for 1,100 dwellings, likely approval in place by Spring 2014.</p> <p>Redrow, Persimmon and Ashfield Land control what will likely be this first phase of the Cribbs/Patchway group of sites. Estimate initially 3 outlets doing circa 40 market plots plus affordable at 35% but this would be subject to competition from the neighbouring Filton Airfield and Cribbs West site after 12 months and thus would be unlikely to increase as the scheme establishes itself but more than likely revert back to two outlets.</p> <p>At October 2013 Site 0134c.</p> <p>Pre-application discussion have taken place with the new developer partners for the site to bring forward a hybrid (part full/outline) application, which is likely in Spring 2014.</p> <p>BAE/Bridgehouse Capital Ltd scheme is unlikely to start selling units until mid way through the 2015/2016 period by which time the South Airfield site will be well underway and there will be competing pressure on take up. Given the established scheme at South of the Airfield and further area at West A4018 adjacent expect only two additional outlets at 40 units each per annum would be able to readily compete from this scheme along with the addition of 35% Affordable.</p> <p>At October 2013 Site 0134d.</p> <p>Site not expected to deliver until after the five year period.</p>
0135	New Neighbourhood East of Harry Stoke	Available Suitable Achievable	<p>At October 2013 survey date SGC endorsed an SPD document to cover the East Harry Stoke allocation as a material consideration in the determination of any planning application to promote and guide the comprehensive development of the area, through the process of extensive community and stakeholder engagement. Multi-disciplinary project team in place to facilitate development of this site and regular landowner liaison is established to develop a collaboration/landowner agreement. Planning permission granted for construction of the Stoke Gifford Transport Link. Pre-application discussions have taken place with the developer partners for the site to bring forward an outline application.</p> <p>The probable delivery of the first housing will be in the period 2016/2017, but this will then compete with the neighbouring residential development land at Harry Stoke which will be in full flow and also controlled by Crest. As a result it is not expected that more than an additional three outlets plus affordable delivery at 35% to compete in this similar location in its initial phase.</p>

RLS Ref	Location	Assessment	Commentary	
0136	land off Harolds Way Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date site considered capable of development within "Five Year" period.
0137	Hill View and Hill Top Woodstock Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date scheme anticipated to be complete within the "Five Year" period.
0138	Frenchay Hospital Park Road Frenchay	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date Outline planning application for the redevelopment of the hospital site for a mix of residential and community uses including a Community Hospital. Development will follow the closure of the hospital and transfer to the new South Mead Hospital in 2014. Proposals show up to 490 dwellings the first of which are anticipated to be completed within the "Five Year" period. Application approved subject to S106 Agreement 10/12/2013.
0139	Former Coopers Works Westerleigh Road Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date 24 homes completed and the majority of the homes on the remainder of the site well under construction. Whole site expected to be complete within the next 12 to 24 months. 2 sales outlets.
0140	Rear of 60 Wotton Road Charfield	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date 14 homes complete and remaining 2 homes nearing completion. Site expected to be complete within the next 6 months. 1 sales office.
0142	Kings Chase Shopping Centre Regent Street Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date no activity on site. Development anticipated within the five year period.
0145	Land off Randolph Avenue Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date existing premises vacant but no construction commenced. Site expected to be complete within the "Five Year" period.

RLS Ref	Location	Assessment	Commentary	
0146	Blackhorse Day Centre Blackhorse Road Mangotsfield	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date site has Outline planning consent and is awaiting decision on Reserved Matters application PK13/2792/RM received 29/07/2013. Site expected to be complete within the "Five year" period.
0147	Rodford Primary School Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date planning application expected for residential development on this former primary school. Site subject to pre-application discussion and no "in principle" objection to residential development. Site expected to be complete within the "Five year" period.
0148	The Heath/Newton House Earlstone Crescent Cadbury Heath	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date the property extends to 0.77 ha and comprises The Heath a former children's home and Newton House former EPH. Newton House has been decommissioned and closed.. The Heath is currently being considered for formal disposal. An Extra Care Housing Scheme on the combined site is proposed as the most likely future use. The site is expected to deliver an ExtraCare scheme consisting of minimum of 60 mixed tenure self contained flats and ancillary communal areas for older people. This development will deliver a significant contribution to the South Gloucestershire Strategic target of 700 ExtraCare units by 2016 and thereby improve choice of secure independent living for older people.
0149	Prinknash Court Abbotswood Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date no activity on site as only recently granted planning permission. Site expected to be completed with the next 12 to 24 months.
0151	Land at Morton Way North Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date site granted Outline Planning permission. Site expected to be completed within the five year period.
0151a	Land at Morton Way North Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date site granted detailed planning consent subject to part of a hybrid application PT12/2395/O. Site expected to be completed within the five year period.
0152	Land off Tanhouse Lane Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the October 2013 survey date no activity on site. Site expected to be completed within the "Five year" period.

RLS Ref	Location	Assessment	Commentary
0153	Land at The Burltons Crtomhall	Available Suitable Achievable	At October 2013 surevy date resolution to grant conditional consent subject to S106 agreement.
0154	Police Station Rock Street Thornbury	Available Suitable Achievable	At October 2013 survey date resolution to grant condisional consent subject to S196 Agreement Agreement signed 25/11/2013. Site expected to be complete within the five year period.
0155	Kennels Cedar Lodge Charlton Common	Available Suitable Achievable	At October 2013 survey date resolution to grant conditional consent subject to S106 Agreement. Site expected to be complete within the five year period.
0156	Training Centre Eastwood Park Falfield	Available Suitable Achievable	At October 2013 survey date resolution to grant conditional consent subject to S106 Agreement. Site expected to be complete within the five year period.
0157	82 Moravian Road Kingswood BS15 8NF	Available Suitable Achievable	At October 2013 survey date recent resolution to grant conditional consent subject to S106 Agreement. Site expected to be complete within the five year period.
0158	Care Home Alexandra Way Thornbury BS35 1LA	Available Suitable Achievable	At October 2013 survey date recent resolution to grant conditional consent subject to S106 Agreement. Elderly persons home planned for closure after 2014 and site expected to be complete within the five year period.
0159	UWE Coldharbour Lane Stoke Gifford	Available Suitable Achievable	At October 2013 survey date Outline planning permission granted for erection of residential accommodation for 1,500 students. Current proposals for Phase 1 include erection of 38 town houses to accommodate 408 students planning application PT13/3354/RM. All 38 of these houses expected to be completed within the five year period.

RLS Ref	Location	Assessment	Commentary	
0160	Police Station Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date planning application PK13/2851/F recently submitted. No in principle objection to residential development. Site expected to be completed within the five year period.
0161	Former Care Home Wapley Court Kelston Close Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date planning application PK13/4469/F recently submitted for the erection of 14 houses and 9 flats. No in principle objection to residential development. Site expected to be completed within the five year period.
0162	Filton Police Station Gloucester Road North Filton	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date planning application PT13/3396/F recently submitted. No in principle objection to residential development. Site expected to be completed within the five year period.
0163	Cadbury Heath Youth Centre Park Road Warmley	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date planning application PK13/2981/R3O recently submitted. No in principle objection to residential development. Site expected to be completed within the five year period.
0164	Concrete Plant Quarry Road Chipping Sodbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At October 2013 survey date planning application PK13/1956/F recently submitted. No in principle objection to residential development. Site expected to be completed within the five year period.