

EB5/4

**South Gloucestershire
Core Strategy
Examination**

**Annual Monitoring Report
December 2012**

**April 2013 Update:
Appendix A and Appendix B**

UPDATE TO ANNUAL MONITORING REPORT DECEMBER 2012

This paper updates Appendix A and Appendix B of the Annual Monitoring Report December 2012 which was previously published to the Examination Library in document EB5/3.

It follows the Council's regular April update of the Residential Land Survey and therefore takes account of the following:

- Completions of new homes in the period 1st April 2012 to 31st March 2013;
- Sites with outline, detailed, and/or reserved matters planning permission at 1st April 2013;
- Sites which at 1st April 2013 had been identified for residential development through a Committee resolution to grant planning permission subject to the completion of a Section 106 Agreement;
- Sites which at 1st April 2013 had been identified for residential development through, an allocation in either the Local Plan, or Core Strategy; and
- Sites which at 1st April 2013 were progressing through the planning application process (including sites where a planning application is expected).

In addition this update reflects the findings, commentary and recommendations provided by PNB Paribas Real Estate on the Assessment of Delivery of Housing Sites. Further details of the PNB Paribas Real Estate report are available at www.southglos.gov.uk/corestrategy

Appendix B: Commentary on Expected House Completions - 2013

RLS Ref	Location	Assessment	Commentary
0008, 0008g, 0008m, 0008n, 0008o,	Northfield Filton Aerodrome Patchway "Charlton Hayes"	Available Suitable Achievable	<p>At April 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 also submitted under conditions attached to the outline, thereafter design codes and reserved matters applications for those phases can be submitted.</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 with two different outlets for houses and a flats scheme, there are further outlets with David Wilson Homes, Barratt, in addition Bellway has now achieved reserved matters along with a second outlet for Barratt (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>
0008c	Northfield Filton Aerodrome Patchway "Charlton Hayes"	Available Suitable Achievable	At the April 2013 survey date site nearing completion with last 7 homes under construction and well advanced. Whole site expected to be complete within the next 12 months. Sales outlet shared with site 0008d. See also commentary on site 0008, 0008g, 0008m, 0008n, and 0008o above.
0008d	Northfield Filton Airfield Patchway "Charlton Hayes"	Available Suitable Achievable	At the April 2013 survey date 33 flats and retail units well under construction. Site expected to be complete within the next 12 months. Sales outlet shared with site 0008c. See also commentary on site 0008, 0008g, 0008m, 0008n, and 0008o above.
0008f	Northfield Filton Aerodrome Patchway "Charlton Hayes"	Available Suitable Achievable	At April 2013 survey date 25 homes complete and remaining 28 homes under construction some units at an advanced stage. Whole site expected to be completed within the next 12 months. One sales outlet. See also commentary on site 0008, 0008g, 0008m, 0008n, and 0008o above.
0008h	Northfield Filton Aerodrome Patchway "Charlton Hayes"	Available Suitable Achievable	At April 2013 survey date over 75% of homes complete and remaining under construction site expected to be complete with in the next 12 months. One sales outlet. See also commentary on site 0008, 0008g, 0008m, 0008n, and 0008o above.
0008i	Northfield Filton Aerodrome Patchway "Charlton Hayes"	Available Suitable Achievable	At April 2013 survey date 22 homes under construction. Site expected to be completed within next 12 to 24 months. Sales outlet shared with site 0008j. See also commentary on site 0008, 0008g, 0008m, 0008n, and 0008o above.

RLS Ref	Location	Assessment	Commentary
0008j	Northfield	Available	At April 2013 survey date site nearing completion with 22 homes complete, 2 under construction and only 1 unit not started. Site expected to be complete within the next 12 months. One sales outlet. See also commentary on site 0008, 0008g, 0008m, 0008n, and 0008o above.
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008k	Northfield	Available	At April 2013 survey date Phase 1 (52 homes) under construction and Phase 2 (49 homes) not started. Site expected to be complete within the next 12 to 36 months. One sales outlet. See also commentary on site 0008, 0008g, 0008m, 0008n, and 0008o above.
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008l	Northfield	Available	At April 2013 survey date site preparation works underway. Site expected to be complete within the next 12 months. No sales outlet. See also commentary on site 0008, 0008g, 0008m, 0008n, and 0008o above.
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0009	Former Lime Works	Available	At the April 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.
	Itchington	Suitable	
		Achievable	
0010b	Wallscourt Farm	Available	At the April 2013 survey date construction on site is almost complete with 151 homes of the total of 160 homes complete and the remaining 9 homes nearing completion. It is expected that the site will be fully complete within the next 12 months. One sales outlet.
	Stoke Gifford	Suitable	
		Achievable	
0010c	Wallscourt Farm	Available	At the April 2013 survey date 132 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 to 24 months. One sales outlet.
	Stoke Gifford	Suitable	
		Achievable	
0010e	Cheswick	Available	At the April 2013 survey date construction due to commence in June 2013. Site expected to be completed within the "Five year" period. No sales outlet.
	Filton Road	Suitable	
	Stoke Gifford	Achievable	
	"Phase 5"		

RLS Ref	Location	Assessment	Commentary
0010f	Wallscourt Farm Stoke Gifford	Available Suitable Achievable	At the April 2013 survey date first 22 homes complete and a further 38 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	<p>At April 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 Autumn 2013 for both the market and extra-care elements 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 March/April 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 261 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. This block of development will be built in the first phase with a hybrid application (Full on part) and hence the weighted delivery of this element after the period 14/15. Consents will likely be achieved by this date and given a suitable lead in period for development it is expected at the very least that 81 units within 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 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	At the April 2013 survey date first 14 homes complete and 27 homes under construction. Site expected to be complete within the next 12 to 24 months. 1 sales outlet.
0021	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<p>At April 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, 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 will depend on area infrastructure costs being met to include removal of above ground power lines. These arrangements are yet to be concluded but are fairly typical viability negotiations 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>

RLS Ref	Location	Assessment	Commentary	
0021a	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date construction on site had commenced. See also commentary on Site 0020 above.
0034	Hanham Hall Hospital Whittucks Road Hanham	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date first 27 homes complete and 55 homes under construction. It is expected that the whole site will be complete within the "Five year" period. 1 sales outlet.
0035	South of Douglas Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>At April 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>
0036a	Emersons Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>At April 2013 survey date Gateway Site planning permission approved s106 agreement January 2013. GHQ planning application resolution to approve in place, s106 signed by all parties, currently awaiting completion. Full planning permission granted for the first phase of infrastructure. Pre-application discussions underway for the first phases of development, with submission of reserved matters applications for approx 500 houses due June/July 2013. All conditions have either been discharged or currently awaiting completion of the S106 before being formally discharged. Work commencing on first phase infrastructure 10th June 2013 and first showhomes to be completed Nov 2013.</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"/>	See commentary on Site 0036a.

RLS Ref	Location	Assessment	Commentary	
0039	Waterworks Site Soundwell Road Kingswood	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At the April 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. Since that date limited contact has been made to progress the site further. 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.
0041	Land off Southway Drive Warmley	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date all but 14 of the homes complete and the remaining homes well under construction. Original permission related to "Live/work" units and PK10/0990/RVC removes this condition. It is anticipated that the site will be complete within the next 12 months. 1 sales outlet.
0093	23 Stanbridge Road Downend	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At the April 2013 survey date no activity on site. Planning permission PK11/0793/EXT for extension of time. Principle of development of site accepted but, site not considered deliverable within the "Five year" period.
0095	Kingswood Trading Estate Elmtree Way Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date partial demolition of existing warehouses commenced. Pre-commencement conditions discharged 04/05/2012. Delivery expected within the "Five year" period.
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 April 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 April 2013 survey date first 6 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 April 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.

RLS Ref	Location	Assessment	Commentary	
0114	894 to 896 Filton Avenue Filton	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date existing houses demolished and flats well under construction. Scheme expected to be completed within the next 12 months.
0117	Part of Playing Field Sir Bernard Lovell School Oldland Common	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date all 13 homes under construction all expected to be complete within the next 12 months.
0122	The Meads Frampton Cotterell	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date construction well advanced. 161 homes complete and all but 2 of the remaining homes under construction some at an advanced stage. Site expected to be complete within the next 12 months. Originally 2 sales outlets now only 1 remaining.
0123	Sea Stores Kennedy Way Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date development well advanced with over 75% of site either complete or under construction and over 85% of homes sold. Whole site expected to be complete with the next 12 months. 1 sales outlet.
0125	Land at Newnham Place Patchway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 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 April 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.
0128	Former Intier Site Bath Road Bitton	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At April 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 April 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 has Reserved Matters planning permission and work is well underway including the importation of quarry waste to create platform for residential development. Foodstore completion anticipated Autumn 2013. 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 April 2013 survey date 2 homes complete and 27 homes under construction. Site expected to be complete within the next 12 to 24 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 April 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, to be determined July 2013 with commencement of this phase following approval of a relocated balancing pond. 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 April 2013 survey date Land north of Peg Hill granted outline permission Oct 2012 in advance of the adoption of the Core Strategy, constitutes the first phase of development. Reserved matters application submitted and due to be determined by SGC July/Aug 2013. An outline application for the remainder of the allocation submitted by Heron Land June 2012 and is due to be determined July 2013 following extensive engagement with the community and stakeholders. S106 being parallel processed alongside the planning application with the first reserved matters anticipated Oct 2013. 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 3 months ahead of the remainder of the North Yate New Neighbourhood land, with outline consent for the Heron element of the scheme likely in July and reserved matters some 3 month later, 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"/>	See commentary on site 0133.

RLS Ref	Location	Assessment	Commentary
0134a, 0134b, 0134c, 0134d	New Neighbourhood Cribbs/Patchway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <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 April 2013 Site 0134a.</p> <p>An Outline application by Skanska likely end of 2013, 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 April 2013 Site 0134b.</p> <p>An Outline planning application submitted by Persimmon Homes for 1,100 dwellings which is being parallel processed alongside the S106 agreement, likely August decision date with Reserved matters approvals in place by the end of 13/14.</p> <p>Redrow, Persimmon and Ashfield Land control what will likely be this first phase of the Cribbs/Patchway group of sites. Given a likely August committee date for phase 1 (1,100 units) then first sales will not be likely until after a reserved matters consent by end of the 2013/14 period. There is a HA holding objection which will likely create this delay, albeit the EA objection has now been resolved and there is more certainty. 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 April 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 by the end of 2013.</p> <p>BAE/Bridgehouse Capital Ltd have not yet submitted an application and their 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 I would judge 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 April 2013 Site 0134d.</p> <p>Site not expected to deliver until after the five year period.</p>

RLS Ref	Location	Assessment	Commentary
0135	New Neighbourhood East of Harry Stoke	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At April 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 application for construction of the Stoke Gifford Transport Link submitted May 2013, with an anticipated determination date of Sept 2013. Pre-application discussions have taken place with the developer partners for the site to bring forward an outline application by the end of 2013.</p> <p>The earliest probable delivery of 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>
0136	land off Harolds Way Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At the April 2013 survey date site considered capable of development within "Five Year" period.</p>
0137	Hill View and Hill Top Woodstock Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At the April 2013 survey date scheme anticipated to be complete within the "Five Year" period.</p>
0138	Frenchay Hospital Park Road Frenchay	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At April 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. Indicative proposals show approximately 490 dwellings the first of which are anticipated to be completed within the "Five Year" period.</p>
0139	Former Coopers Works Westerleigh Road Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At the April 2013 survey date existing factory premises demolished and construction commenced with 19 homes under construction. Whole site expected to be complete within the five year period. 2 sales outlets.</p>
0140	Rear of 60 Wotton Road Charfield	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <p>At the April 2013 survey date first six homes complete and remaining homes under construction. Site expected to be complete within the next 12 months.</p>

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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 April 2013 survey date no activity on site. Development anticipated within the five year period.
0143	Frome Court House Frome Court Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At April 2013 survey date site under construction. Site expected to be complete within the next 12 months.
0144	Land south of Broad Lane Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At April 2013 survey date all homes were under construction with the first homes well advanced. Site expected to be complete in the next 12 months.
0145	Land off Randolph Avenue Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date existing premises vacant but no construction commenced. Site expected to be complete within the "Five Year" period.
0146	Blackhorse Day Centre Blackhorse Road Mangotsfield	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date planning application recently approved. 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 April 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 April 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.

RLS Ref	Location	Assessment	Commentary	
0149	Prinknash Court Abbotswood Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At April 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 north of Morton Way Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At April 2013 survey date scheme subject to planning appeal by Bloor Homes. Appeal has now (May 2013) been granted with associated S106 agreement for up to 300 units following SGC decision to allocate the site as part of the emerging Core Strategy. As part of the application full planning permission was secured for the first phase comprising 109 dwellings. The earliest that sales might take place would be mid to late 2014 given the first phase of development already has planning permission. This site would warrant two outlets in this location and a take up with 35% Affordable at some 110 units per annum, but likely delivering 80 in 2014/2015. In market delivery terms there is no reason why the full 300 dwellings can't be delivered over the next five years given the location and levels of competition likely.
0152	Land off Tanhouse Lane Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2013 survey date planning permission recently granted following appeal. Site expected to be completed within the "Five year" period.