South Gloucestershire
Local Development Framework

December 2011 Core Strategy
incorporating Post Submission
Changes

Strategic Housing Land Availability
Assessment Update

December 2011
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1 Introduction

What is a Strategic Housing Land Availability Assessment?

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical piece of evidence to support the South Gloucestershire Core Strategy and Policies, Sites and Places Development Plan Documents (DPDs). Its purpose is to demonstrate that there is a supply of housing land in the District which is suitable and deliverable.

1.2 This is the first SHLAA for South Gloucestershire and has been undertaken in line with common guidelines agreed by the local authorities within the West of England Housing Market Area. The study builds upon work already completed and ongoing by the Council, including previous Urban Capacity Studies (UCS), the Annual Residential Land Availability Survey (RLAS) and the Annual Monitoring Report.

1.3 The SHLAA has helped South Gloucestershire Council develop its Core Strategy and will be updated to inform the Policies, Sites and Places DPD. It is important to appreciate at the outset that the SHLAA is not intended to do the job of the Development Plan Documents (DPDs) in identifying housing land. The purpose of the SHLAA is to identify sites suitable for housing and to assess on a consistent basis their housing potential and whether they are likely to be developed. There should be opportunities to check site information or add new sites to the SHLAA database.

1.4 The inclusion of a site on the SHLAA and the assessment of constraints and capacity should not be taken to infer that planning permission will be granted for housing. Decisions on proposals for development will be made through the development management process.

1.5 Throughout the preparation of the Core Strategy the Council has been involved in consultation and engagement with partners, community representatives, key stakeholders and the public. Work on the Core Strategy started in 2007 and an Issues and Options document was published for consultation in May 2008. Some 60 potential development sites for housing were submitted to the Council for consideration through the open invitation and dialogue with developers and landowners up to this point. The Pre-Submission Draft Core Strategy was published for consultation in March 2010 and a draft SHLAA was published alongside this to seek comments on the methodology and to call for any additional sites. As a result of this consultation 37 new sites were received as well as comments on the methodology and on the SHLAA’s assessment of individual sites. New sites/information has been included in the SHLAA database. The Council’s response to this consultation is set out in the Strategic Housing Availability Assessment Summary Report on the Methodology and Call for Sites Consultation.

Study Context

1.6 The Core Strategy has been prepared having regard to national planning policy.
1.7 The SHLAA is an iterative document which has been updated at each stage of the South Gloucestershire Core Strategy (March 2010, December 2010 and December 2011). The December 2011 SHLAA has been published to support the locational strategy and planned housing provision as set out in the December 2011 Core Strategy Incorporating Post Submission Changes.

**Using the Findings of the SHLAA**

1.8 The SHLAA has been used to provide a consistent assessment of existing allocations and commitments, as well as additional sites within the urban areas and settlements and proposed new neighbourhoods to assess the potential capacity of these sites and to ensure that they are deliverable and developable.
2 National Policy Context

2.1 National policy in Planning Policy Statement 3: Housing (PPS3) was published in 2006 (updated in 2011), and sets out a framework to ensure that land availability is not a constraint on the delivery of new housing. This guidance includes the requirement for Local Planning Authorities (LPAs) to identify and maintain a rolling five year supply of “deliverable” land for housing and to identify sufficient “developable” land for years 6 to 10 and, where possible, for years 11 to 15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.

2.2 In order to reinforce the “plan, monitor and manage” approach to planning, PPS3 sets out that planning authorities should be informed by a robust evidence base (PPS3 page 7) to: aid the formulation of strategy and policies; identify opportunities to meet the strategic housing requirement; and help the determination of planning applications. The Draft National Planning Policy Framework (NPPF) retains the PPS3 approach and emphasises the continued importance of the SHLAA as a planning tool.

2.2 In July 2007, Communities and Local Government (CLG) published the Practice Guidance “Strategic Housing Land Availability Assessments”. It set out the government’s view on how it considered SHLAAs should be undertaken, providing a practical guide on how to carry out an assessment to identify land for housing and assess the deliverability and developability of sites.

2.3 When further clarification is provided following the full enactment of the Localism Act on the coalition government’s approach to the preparation of local plans and the provision of housing land, including the community right to build it may be appropriate to reconsider the role and methodology of the SHLAA.

3 Local Policy Context

South Gloucestershire Local Plan

3.1 The South Gloucestershire Local Plan adopted in January 2006 identifies land for housing development in accordance with a sequential approach. This gives priority firstly to previously developed land within the urban areas of Bristol, Yate/Chipping Sodbury and Thornbury and the other settlements defined on the proposals map. Secondly, land has been allocated in urban extensions, not involving amendments to the Green Belt, in particular those areas promoted by the Joint Replacement Structure Plan (JRSP). And finally locations with existing, or the potential to have, good public transport links to services and jobs. The Local Plan covers the period up to 2011.

South Gloucestershire Sustainable Community Strategy

3.2 The South Gloucestershire Sustainable Community Strategy was published in 2008 and will be updated in 2012. It sets out the shared vision and key priorities for the future of the area as identified and shaped by its people and
partners. The Core Strategy is closely aligned with the Sustainable Community Strategy and will deliver its spatial elements.

South Gloucestershire Local Development Framework

3.3 The Pre-Submission Publication Draft Core Strategy was published in March 2010. This set out a vision and a detailed spatial strategy for future development to 2026. Representations were sought on the draft Core Strategy until 6th August 2010. The council in December 2010 considered the responses to the Pre-Submission Core Strategy and the Plan was submitted to the Secretary of State in March 2011. Following initial consideration by the Inspector the Examination was suspended for a period of six months from 1 October 2011. This was in order to enable the Council to undertake the further work required arising from the intended closure of Filton Airfield consistent within the wider housing provision and Green Belt context. As a result of this work, following approval by Council on 14 December 2011 an updated December 2011 Core Strategy incorporating Post Submission Changes has been published. This SHLAA forms part of the evidence base to support the December 2011 Core Strategy incorporating Post Submission Changes and has been accordingly updated.

3.4 The Core Strategy, once adopted, will replace parts of the SGLP and Minerals and Waste Local Plan. As remaining LDF documents are adopted the remaining policies from both these Plans will be replaced. More information on the range and content of the documents that will form the LDF can be found in our Local Development Scheme.

3.5 The Council has undertaken continuing engagement on the Core Strategy since 2007. This engagement process has provided the opportunity for sites to be presented to the Council as part of an ongoing “call for sites”. In particular an Issues and Options document was published for consultation in April 2008. This document sought views in response to questions on:
- The approach to urban intensification including density issues and whether employment or green space should be used for housing.
- The approach to building if there is not enough brownfield land available including the use of greenfield land.
- How visions for each area of South Gloucestershire should deal with future housing development.
- Constraints, proposed options and alternative options for development within the areas of search west of the M23, east of Kingswood, Cribbs/Filton and Yate and Chipping Sodbury.
- The need for future housing at Thornbury.
- The approach to future development in the rural areas.

Other studies

3.6 The West of England Strategic Housing Market Assessment (SHMA) was prepared by Professor Glen Bramley of Herriot-Watt University and published in June 2009. It covers the six local authority areas of Bath and North East Somerset, Bristol, North Somerset, South Gloucestershire, Mendip and West Wiltshire. The SHMA was carried out according to the Strategic Housing Market Assessments Practice Guidance Version 2 issued in August 2007, as required by PPS3.
3.7 The SHMA replaces the 2004 Housing Needs Survey by John Herington Associates. It will be used to inform the affordable housing policies in the South Gloucestershire Local Plan, and to support the policies and proposals of the emerging Core Strategy and other Local Development Framework documents that will be prepared by the Council.

The Core Requirements of a Strategic Housing Land Availability Assessment

4.1 National guidance requires the following core outputs from the SHLAA process:

**Figure 1: Core Outputs**

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<tbody>
<tr>
<td>1.</td>
<td>A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)</td>
</tr>
<tr>
<td>2.</td>
<td>Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed</td>
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<tr>
<td>3.</td>
<td>Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)</td>
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<tr>
<td>4.</td>
<td>Constraints on the delivery of identified sites</td>
</tr>
<tr>
<td>5.</td>
<td>Recommendations on how these constraints could be overcome and when</td>
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</table>

The South Gloucestershire SHLAA has followed the assessment methodology set out in Chapter 5 to achieve these core outputs.
5 Methodology and Data Sources

The Government’s Practice Guidance sets out a standard methodology to follow in preparing a SHLAA. Its use is recommended to ensure the findings are robust and transparent. Following this guidance will help to ensure that a local planning authority should not need to justify the methodology of its SHLAA, including at independent examination.

The standard methodology is divided into ten stages. South Gloucestershire’s SHLAA follows this methodology.
Stage 1: Planning the Assessment

5.1 South Gloucestershire is part of the West of England housing market area. This comprises the authorities of; Bristol City Council, Bath & North East Somerset Council, North Somerset Council, South Gloucestershire Council, West Wiltshire District Council and Mendip District Council. Each authority in the West of England Housing Market Area is carrying out a SHLAA.

5.2 Although each assessment will be carried out at different times, the data should be capable of aggregation to the geography of the housing market area. To this end a joint officer working group has been convened with Government Office for the South West (GOSW) to discuss a compatible approach to be taken in the Housing Market Area.

5.3 A West of England Housing Market Partnership has been set up consisting of housing and planning officers from each council, GOSW, South West Councils, South West Regional Development Agency, the Home Builders Federation, the Housing Corporation, Business West, English Partnerships, Homes West and a private landlords representative. The Council does not intend to convene a district level partnership as the ‘strategic’ stakeholders have already been identified at WoE level.

5.4 The role of the Housing Market Partnership is to approve the Council’s approach to the SHLAA and to confirm that this accords with CLG Guidance. The Partnership is not expected to make detailed comments on the assessment of individual sites but to confirm whether all relevant matters have been considered in sufficient detail for the Council to state whether or not sites have a realistic prospect of being delivered within 5 years and between 5 and 10 years. The South Gloucestershire SHLAA was endorsed by the West of England Housing Market Partnership on 6th July 2011.

5.5 Stakeholders, such as landowners, developers and agents have contributed to the formulation of the SHLAA, by submitting sites for consideration throughout the development of the Core Strategy. Consultees had the opportunity to scrutinise the SHLAA by reviewing and commenting on the Draft SHLAA and by commenting on the Pre-Submission Publication Draft Core Strategy.

5.6 Stakeholders who wish to submit additional sites, or submit information that may assist with the considerations of an identified site’s “suitability”, “availability” and “achievability” can do so. Consultees are encouraged to provide their own assessment of sites which may aid the Council’s assessment. Sites will be added as part of the regular updates of the SHLAA.

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1 See West of England SHLAA Proposed Methodology Paper (Version 4 June 2008)
Stage 2: Determining which sources of sites will be included in the Assessment

5.7 The maximum range of site sources has been considered in order to provide the most robust assessment of likely availability. This falls into two groups of potential housing sources; those which are within the planning process and those which are not. The SHLAA therefore covers the following:

- **Sites already in the planning process:**
  - Planning permissions for housing which are under construction
  - Unimplemented/outstanding planning permission for housing
  - Sites identified for residential development through a committee resolution to grant planning permission subject to the completion of a Section 106 Agreement
  - Existing housing allocations in the South Gloucestershire Local Plan.
  - Sites at pre-application/site development brief stage

- **Sites not currently in the planning process, but identified in:**
  - The National Land Use Database
  - Sites released from employment uses as identified in the Employment Land Review 2010
  - Sites received as part of the on-going “call for sites” including the Issues and Options consultation stage of the Core Strategy and the consultation on the Pre-Submission Publication Draft Core Strategy.

5.8 The approach, in line with CLG guidance, is that any site can be submitted to the Council by developers and landowners as a result of the “call for sites” or from survey in order to provide genuine consideration of alternatives.

5.9 However, sites must meet the three tests as set out in PPS3 of: “suitable”, “available” and “achievable”. If sites which come forward are unlikely to gain planning permission because they are contrary to the adopted and emerging development plans, then they will not meet these tests and cannot realistically be included as an opportunity. To include such sites would artificially inflate the supply of available housing land. The Council’s approach to this issue is set out in paras 5.18 and 5.19.

Stage 3: Desktop review of existing information

5.10 All sites that have been put forward from the sources identified above have been reviewed and assessed.

5.11 All site information collected has been mapped and stored within an Access database. New sites or amendments to existing sites resulting from ongoing consultation on the Core Strategy will also be mapped and the details will be added to this database.

Stage 4: Determining which sites and areas will be surveyed

**Sites already in the planning system**

5.12 In April each year, the Council monitors residential development and construction progress. The results are presented in the Residential Land Availability Survey. Sites of 10 dwellings or more are also monitored in
October each year. All the sites within the SHLAA that are already in the planning system have been surveyed on site by the Spatial Planning Team. Information from the Council’s Building Control records, including monthly National House Building Council (NHBC) statistical returns have been used to augment this intelligence. To help establish the likely completion/construction programme for sites, information from the Council’s Major Sites and Development Services teams has been used. The Council has also contacted site owners/developers of a larger number of sites to establish the probable completion programme and to establish any reasons for delay in sites being developed.

Future Sites

5.13 In order to identify new sites, over and above unimplemented permissions and allocations, consideration has been given as to whether the geographic scope of the survey should cover the whole district or whether a targeted approach is more appropriate. CLG guidance shows how surveys can focus on the areas which are most likely to produce housing, and there are choices as to the scale of sites surveyed. The aim of the study is to ensure a manageable assessment where available resources are focused on the likely key sources of supply. The following factors have been taken into account in determining how comprehensive (in terms of geographic coverage) and intensive (in terms of the minimum size of site to be surveyed) the survey element of the assessment has been:

(i) The nature of the housing challenge

5.14 The challenge for South Gloucestershire is to meet the need for housing whilst creating more sustainable communities by maintaining economic prosperity, protecting the environment and providing sufficient transport and other infrastructure for existing and new communities.

(ii) The nature of the area

South Gloucestershire’s settlement pattern is characterised by urban development within the north and east fringes of Bristol and a large rural area containing the market towns of Yate, Chipping Sodbury and Thornbury and over 40 villages. 60% of the population live within the urban area, 19% within the 3 market towns and 21% within the villages and rest of the rural area.

(iii) The nature of land supply

5.16 Monitoring of completions over the past 10 years has shown that approximately 25% of housing has been delivered on small sites of less than 10 dwellings. Using a threshold for this study of sites which are large enough for 10 or more dwellings could therefore account for approximately 75% of houses. The remaining unidentified supply would have, under previous guidance, been acknowledged through a windfall allowance. However, in line with CLG guidance the SHLAA will only be presenting an allowance for sites less than 10 for the period beyond 2022 (i.e. 10 years after the adoption of the Core Strategy). Consideration was given to dropping the threshold to 5 dwellings to enable a greater proportion of supply to be identified, however, in view of the resources available to undertake the SHLAA it was decided to maintain a 10 or more threshold.
5.17 The project is wholly resourced by South Gloucestershire Council.

**The Approach to geographical coverage**

5.18 The SHLAA focuses primarily on land within the main urban areas and existing settlements. The Council has excluded from further assessment those sites which are in areas not considered suitable for residential development because of national or local policies of constraint, and the emerging Core Strategy - Strategy for Development. Therefore sites within the Green Belt outside the areas of search identified in the Core Strategy, greenfield sites within the open countryside and sites protected for their environmental importance or safeguarded for alternative uses have not been further assessed.

5.19 The Council’s preferred approach for rural areas is to empower and encourage rural communities to undertake local housing needs surveys, and undertake Neighbourhood Planning; in order to set out the future needs and aspirations for their communities, to help inform the review of the approach to the distribution of development in the rural areas, and the preparation of future LDDs and to assist in the determination of planning applications. This is set out in the December 2011 Core Strategy, Chapter 16 and Policy CS34 – Rural Areas. Any sites for future development will be identified through Neighbourhood Planning or in the Policies, Sites and Places DPD. The SHLAA will, therefore be updated with detailed assessments of these sites to inform the preparation of the Policies, Sites and Places DPD and Neighbourhood Plans as appropriate and in line with the Localism Act and associated regulations and guidance.

**Small Sites less than 10 dwellings**

5.20 As referred to in para. 5.16 above small sites of less than 10 dwellings have historically made a significant contribution towards housing supply across South Gloucestershire. There are currently (April 2011) approximately 750 dwellings on such sites with planning permission of which 228 units are under construction. Monitoring of planning applications for new dwellings shows they are still being submitted at an average of 5 sites per week. This represents, on average, 300 dwellings per annum. Such sites are therefore likely to continue to make a significant contribution in the future. Whilst annual completion rates have fluctuated over the past 10 years from a low of 84 in 2000/2001 to a high of 346 in 2007/2008 they have averaged over 200 dwellings per annum. Each year the stock of extant planning permissions continues to be replenished at a rate equal to or greater than the rate at which new dwellings are completed.

5.21 This source of housing supply cannot be ignored therefore it has been incorporated into the SHLAA. A figure of 754 dwellings in total with planning permission is identified during the period 2012/2015 all of which are considered capable of being delivered allowing for approximately 10% non implementation, and a further 600 dwellings (150dpa x 4 yrs) are identified in the period 2022/2026.
Stage 5: Carrying out the survey

5.22 A pro-forma has been prepared to record and assess sites where there may be potential for housing (see Appendix 2). The Council has surveyed all the sites identified using this pro-forma including sites submitted in response to consultation on the Pre-Submission Publication Draft Core Strategy or the SHLAA Methodology and Call for Sites.

Stage 6: Estimating the housing potential for each site

5.23 For each site considered suitable for housing an estimation of housing potential or dwelling yield has been calculated. For some sites proposals will be sufficiently well advanced that the yield will already be indicated e.g. sites already committed and with a planning permission for housing. However, for many sites housing potential will be calculated through assessment.

5.24 Housing densities are particularly important in estimating housing potential, the West of England methodology proposes a common range of indicative assumptions which are reflected in the table below:

<table>
<thead>
<tr>
<th>Location</th>
<th>Density Range</th>
<th>Mid point dwellings per hectare</th>
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<tr>
<td></td>
<td>dwellings per hectare (dph)</td>
<td></td>
</tr>
<tr>
<td>Town Centre</td>
<td>70-130</td>
<td>100</td>
</tr>
<tr>
<td>Suburban</td>
<td>35-70</td>
<td>53</td>
</tr>
<tr>
<td>Rural</td>
<td>30-40</td>
<td>35</td>
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Notes:

Densities are inevitably affected by the design and mix of development – height, mix of houses/flats, size of dwellings, private open space, car parking. The above ranges would generally allow for a mix of houses and flats. Design issues could result in higher or lower capacity for each site and there are no minimum density requirements. The SHLAA estimated capacity of a site should not therefore be taken as to imply an agreed capacity for a site which should be determined through the development management process.

For the purposes of the SHLAA the mid point of these ranges has been taken.

5.25 Every site, however, is different and at a local level, density assumptions will be made on individual sites. Features such as the site constraints, character of the surrounding area, existing development and surrounding uses are all taken into consideration when producing the final yield for the individual site.

5.26 Those submitting site details are requested to assess the theoretical dwelling capacity of their site taking into account the sites location and any specific site constraints.

Stage 7: Assessing when and whether sites are likely to be developed

Stage 7a: Assessing suitability for housing

5.27 The following factors are set out on the site pro forma and will be considered in the assessment of a site’s suitability for housing, now or in the future:
- Whether the site is in a sustainable location for development in accordance with the adopted development plan for South Gloucestershire and the emerging Core Strategy.
- Policy restrictions; i.e. environmental designations. Sites identified as being retained for economic development use as a result of the Employment Land Review 2010 or as open space or in community uses are also not considered in line with policies on economic development, community and green infrastructure in the Pre-Submission Draft Core Strategy.
- Physical problems or limitations; and
- The environmental conditions.

Stage 7b: Assessing availability for housing

5.28 A site will be considered as available for development, when on the best information available, there is confidence that there are no legal or ownership problems. This means that it is controlled by a housing developer with an expressed intention to develop or a landowner with an expressed intention to sell.

Stage 7c: Assessing achievability for housing

5.29 A site will be considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of a developer to complete and sell the housing over a certain period. It will be affected by a number of factors. The Spatial Planning Team officers have consulted with developers and landowners about the deliverability of the known supply of residential sites, which have yet to be completed. These discussions have been incorporated in the housing trajectory set out the Council’s Annual Monitoring Report and ongoing dialogue will continue with those with development interests. The SHLAA will record where viability has been identified by the developer as an issue which is preventing the delivery of a site, where the Council is undertaking its own work to assess viability in response and whether it is considered that this will delay delivery of the site.

Stage 7d: Overcoming constraints

5.30 Where constraints have been identified on sites, guidance states that the SHLAA should identify what potential action is required to overcome these. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership or environmental improvement. In most cases this will be achieved through the strategic sites allocation and development management process. This field has been completed where the SHLAA has concluded that the site is suitable for housing in the context of current national and local policy and cumulative physical constraints.

5.31 An initial assessment of constraints on sites was carried out by the Spatial Planning Team. Comments were invited on this assessment and the site pro-forma requests evidence to support how constraints on any new site can be overcome.
Stage 8: Review of the Assessment

5.32 The assessment needs to demonstrate that the housing potential of identified sites is sufficient to:

- Demonstrate that there is a five year supply of deliverable sites; and
- Demonstrate that there are at least sufficient sites for the first 10 years and ideally longer for 15 years.

5.33 April 2011 has been chosen as the base date for the assessment (taking account of the forward look methodology) and five year outputs produced for 2011/2016; 2016/2021 and 2021/2026 i.e. 15 years. In view of the proposed revocation of the RSS (see paras 1.6-1.8) the Core Strategy will set the strategic housing requirement for South Gloucestershire. The housing provision planned in the Core Strategy will be delivered in accordance with the phasing set in Policy CS15 for the period 2011 to 2027 (See December 2011 Core Strategy incorporating Post Submission Changes Policy CS15 para. 10.6a).

5.34 The survey of sites and the assessment of their deliverability (within the first five years) / developability (from year six onwards) has been made, and the housing potential of these sites collated to produce an indicative housing trajectory, that sets out how much housing can be provided, and at what point in the future. An overall assessment has been made as to whether sites will come forward as anticipated. This stage has revealed that sufficient sites have been identified for the 5 years to 2016 and the following 10 years to 2026 and that further sites need not be sought.

5.35 New sites that were identified as part of the consultation on the Draft SHLAA were assessed and added to those already in the SHLAA database. Comments on the assumptions about sites already identified resulted in some minor changes to the housing potential of particular sites.

5.36 The SHLAA will be reviewed where appropriate to continue to provide a robust evidence base for the delivery of sufficient land for housing through the Local Development Framework in accordance with the Core Strategy spatial vision and strategy for development.

Stage 9: Identifying and assessing the housing potential of broad locations (if necessary)

5.37 The SHLAA guidance implicitly favours the identification of specific sites for a 15 year plan period. Where this is not possible, as a next stage, from year 11 onwards other site areas can be considered as part of the initial assessment. One such option is the identification of “broad locations”. These are areas where housing development is considered feasible and will be encouraged, but where sites cannot (at the time of the production of the SHLAA) be specifically identified. In accordance with the Core Strategy spatial strategy such broad locations could include within and adjoining settlements, e.g. areas where housing development is, or could be encouraged (may include areas within and around town centres where existing information shows consistent long term trends for development on small to medium sized “windfall” sites, but where it is not feasible to identify specific sites.

5.38 Development in such broad locations would not be regarded as windfall.
5.39 Following submission of the Core Strategy if additional sites are required, options will be considered within the context of the Core Strategy - strategy for development and relevant sub-national considerations. The preferred source of additional housing land would be on unidentified sites within and adjoining settlements since analysis shows that this has proved a significant source of housing land in the past.

5.40 Large unidentified sites have come forward within the urban parts of the district in the past and will inevitably continue in the future to make a contribution to housing supply. Sources include: vacant urban land, conversion and change of use from redundant employment uses. Known sites have been included in the SHLAA database and in total could provide an additional 350 dwellings. It is not possible to say with any certainty when such development may happen the sites have not therefore been included in the assessment until after 2022.

Stage 10: Determining the housing potential of windfalls (where justified)

5.41 When a windfall site\(^2\) comes forward and planning permission is granted, it becomes part of the housing supply, contributing to the housing delivery target. Such sites will be added to the SHLAA database as part of its regular updating.

5.42 The expectation of the Guidance and PPS3 is that housing should come forward on identified sites, and that allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified.

5.43 The Council does not believe that genuine local circumstances exist that could be used to justify a windfall allowance in the first ten years of the plan following adoption (2012-2022). However, the Council considers in accordance with PPS3 that it would be appropriate to recognise the contribution of windfalls for the period thereafter (2022-2026) to the amount of housing that needs to be specifically identified for years 11-15 of the plan (see paras. 5.20-5.21). Windfall sites will continue to contribute towards housing supply but will not be included in the first ten years of land supply as an unidentified element of additional provision against the Council’s housing requirement.

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\(^2\) See Planning Policy Statement 3 para. 59 Footnote 31 which states: “Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop.”
6  The Assessment of Sites

6.1 The findings of the site assessments are shown in the tables below and demonstrate that there is sufficient land for housing in the District which is suitable and deliverable.

Figure: SHLAA Source and Location of Potential Land for Housing

<table>
<thead>
<tr>
<th>Location</th>
<th>Total Dwellings 2011 to 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>With Planning Permission</td>
</tr>
<tr>
<td></td>
<td>Other Identified Sites</td>
</tr>
<tr>
<td></td>
<td>Allocated/ No Planning</td>
</tr>
<tr>
<td></td>
<td>Permission</td>
</tr>
<tr>
<td></td>
<td>Others</td>
</tr>
<tr>
<td></td>
<td>New Neighbourhoods¹</td>
</tr>
<tr>
<td></td>
<td>Housing Opportunity Area</td>
</tr>
<tr>
<td></td>
<td>Windfalls²</td>
</tr>
<tr>
<td></td>
<td>Large Sites</td>
</tr>
<tr>
<td></td>
<td>Small Sites</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td>North and East Fringes of Bristol Urban Area</td>
<td>5,260</td>
</tr>
<tr>
<td></td>
<td>3,370</td>
</tr>
<tr>
<td></td>
<td>780</td>
</tr>
<tr>
<td></td>
<td>7,185</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>320</td>
</tr>
<tr>
<td></td>
<td>16,915</td>
</tr>
<tr>
<td>Rest of South Gloucestershire</td>
<td>830</td>
</tr>
<tr>
<td></td>
<td>185</td>
</tr>
<tr>
<td></td>
<td>290</td>
</tr>
<tr>
<td></td>
<td>2,400</td>
</tr>
<tr>
<td></td>
<td>500</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>280</td>
</tr>
<tr>
<td></td>
<td>4,485</td>
</tr>
<tr>
<td>Total</td>
<td>6,090</td>
</tr>
<tr>
<td></td>
<td>3,555</td>
</tr>
<tr>
<td></td>
<td>1,070</td>
</tr>
<tr>
<td></td>
<td>9,585</td>
</tr>
<tr>
<td></td>
<td>500</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>600</td>
</tr>
<tr>
<td></td>
<td>21,400</td>
</tr>
</tbody>
</table>

Notes:
Figures rounded.
¹ New Neighbourhoods comprise: East of Harry Stoke (2,000 dwellings); Cribbs/Patchway (5,700 dwellings) located within the “North and East Fringes of Bristol Urban Area”; and Yate 3,000 (dwellings) located within the “Rest of South Gloucestershire”. Remainder of Cribbs/Patchway (515 dwellings) and Yate (600 dwellings) New Neighbourhoods delivered post 2026.
² Figures shown are for period 2022 to 2026. A further 150 dwellings per annum on Small Sites post 2026.

6.2 A summary of the assessment of sites is contained in Appendix 4 and individual site assessments forms are available on request from the Strategic Planning Policy and Specialist Advice Team:

Email: planningLDF@southglos.gov.uk

Strategic Planning Policy and Specialist Advice Team
South Gloucestershire Council
PO Box 2081
South Gloucestershire
BS35 9BP
7 Next Steps

Monitoring and Review

7.1 The Practice Guidance emphasises that the SHLAA is not a one-off study and should be continually updated. South Gloucestershire propose to update the SHLAA along with the Annual Monitoring Report process and so any new sites proposed to the Council will be included in the SHLAA update. However a comprehensive assessment will not be undertaken each year, rather it is anticipated that a full re-survey will only be necessary when the LDF is reviewed.
Appendix 1: Glossary of Terms and Abbreviations

**Achievability**
A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgment about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.

**Availability**
A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownership, or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.

**Brownfield Land – see Previously-Developed Land**

**Core Strategy**
A Development Plan Document which sets out the long term spatial vision and strategic objectives of the planning framework for an administrative area. It identifies where new development will take place, its type and scale, protects what is valued about the area and includes the policies needed to deliver the vision and objectives. It is prepared in line with the Sustainable Community Strategy.

**Deliverability**
A deliverable site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within a given timescale.

**Density**
Density is the measure of the number of dwellings which can be accommodated on a site or in an area.

**Developable**
A developable site is in a suitable location for housing and there is a reasonable prospect that the site is available for, and could be developed at the point envisaged.

**Development Plan Document (DPD)**
Development Plan Documents are prepared by local planning authorities and outline the key development goals of the Local Development Framework. Development Plan Documents include the Core Strategy and, where needed, Area Action Plans. There will also be an adopted Proposals Map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the Inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs form an essential part of the Local Development Framework. Replaces the Local Plans system.

**Green Infrastructure (GI)**
Green Infrastructure (GI) consists of a multi-functional network of high quality open space assets and linkages which operate at a variety of spatial scales.

**Greenfield Land or Site**
Land (or a defined site) that has not previously been developed.
**Housing Market Area (HMA)**
A geographical area which is relatively self-contained in terms of reflecting people's choice of location for a home, i.e. most people settling in the area will have sought a house only in that area.

**Infill Development**
The development of a relatively small gap between existing buildings, normally within a built up area.

**Infrastructure**
The utilities, transport and other communication facilities and community facilities required to support housing, industrial and commercial activity, schools, shopping centres and other community and public transport services.

**Local Development Framework (LDF)**
The Local Development Framework is a portfolio, or a 'folder', of Development Plan Documents - DPDs and Supplementary Planning Documents – SPDs which will provide the local planning authority's policies for meeting the community's economic, environmental and social aims for the future of there area where this affects the development and use of land.

**Local Development Scheme (LDS)**
A public statement identifying which Local Development Documents will be produced by the Council and when.

**Planning Policy Statement (PPS)/Planning Policy Guidance Notes**
Planning Policy Statements (PPSs) (and their predecessors Planning Policy Guidance Notes (PPGs) are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Local authorities must take their contents into account in preparing plans. The guidance may also be relevant to decisions on individual planning applications and appeals.

**Previously-Developed Land ("Brownfield" Land)**
Land which is, or has been, occupied by a permanent building or structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure.

**Proposals Map**
The adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in Development Plan Documents, together with any saved policies. The Proposals Map defines sites for particular developments or land uses, or for protection. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposals map.

**Regional Spatial Strategy (RSS)**
Sets out the long term strategic planning strategy for how a region should be developed. In the case of South Gloucestershire, the relevant document in the South West Regional Spatial Strategy, which covers the period between 2006 and 2026.
**Settlement or Development Boundaries**
A boundary drawn around a town or village (and shown on the Proposals Map) within which housing development will normally be allowed, subject to prevailing planning policies.

**Site Specific Allocations and Policies**
Allocation of sites for specific or mixed uses or development will be contained in development plan documents. An allocation is an area of land identified in a development plan and will indicate the Council's preferred use for the land.

**Strategic Housing Market Area (SHMA)**
A geographical area which is relatively self-contained in terms of housing demand; i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

**Suitability**
A site is considered suitable if it offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable. For other sites, policy restrictions, physical problems or limitations, potential impacts and environmental considerations should be considered.

**Supplementary Planning Documents (SPD)**
A document that has not been subject to independent testing and does not have the weight of development plan status. SPDs replace Supplementary Planning Guidance that was part of the old planning system. Helps to amplify the policies contained in Development Plan Documents.

**Sustainable Community Strategy**
The Sustainable Community Strategy is developed by South Gloucestershire’s Local Strategic Partnership and is a document which sets out how the vision and priorities for South Gloucestershire will be achieved. The Core Strategy is closely aligned with the Sustainable Community Strategy and will deliver its spatial elements.

**The West of England**
The West of England comprises the authorities of; Bristol City Council, Bath & North East Somerset Council, North Somerset Council and South Gloucestershire Council.

**The West of England Housing Market Area**
South Gloucestershire is part of the West of England housing market area. This comprises the authorities of; Bristol City Council, Bath & North East Somerset Council, North Somerset Council, South Gloucestershire Council, West Wiltshire District Council and Mendip District Council.

**Yield**
The potential number of dwellings that can be delivered on a site.
Appendix 2: Site Assessment pro-forma

South Gloucestershire Strategic Housing Land Availability Assessment Pro-forma (December 2011)

Section 1: Site Characteristics

Site Reference:
Site Location:

Grid Ref:
Site Size (hak)
Existing Previous Land Use
Surrounding Land Use
Planning status:
Owner:

Sections 2 to 4: Assessing Suitability for Housing

2. Policy Restrictions - Location:

2a) Is the site in a location which in the context of the existing SGLP or emerging Core Strategy is a suitable location for housing?

2b) If the answer to 2a is "Yes" then which location is the site within?

3. Policy Restrictions (Factors which may constrain development):

3a) Is the site covered by environmental designations?

3b) Is the site protected for economic development use?

3c) Has an existing economic development scheme been developed by Core Strategy policy (ST2, Table 1)?

3d) Does the site contribute to Green Infrastructure?

3e) Is the site currently used for community or other uses that should be retained?

4. Physical Problems or Limitations:

4a) Are there issues which may prevent future housing development relating to access to and from the site?

4b) Are there issues which may prevent future housing development relating to infrastructure requirements (e.g. drainage, sewerage, electricity)?

4c) Are there issues which may prevent future housing development relating to flood risk?

4d) Are there issues which may prevent future housing development relating to air quality, contamination or noise?

4e) Are there issues which may prevent future housing development relating to ground conditions and hazardous risk?
Assessing suitability for housing conclusion:

What is the estimated combined impact of these constraints on the theoretical developable area? (Approximate developable area 25%, 50%, 75%, 100%)

What is the estimated actual developable area (Ha)?

Section 5: Examining the Housing Potential

What is the potential housing capacity both theoretical and actual of the site? (Unless site already committed the following density assumptions are used: Town Centre - 100 dph, Urban - 65 dph, Suburban - 53 dph, Rural - 30 dph).

Potential Theoretical Capacity:  
Potential Actual Capacity:  

Section 6: Assessing the Availability for Housing

Is there a landowner with expressed intention to sell or developer with intention to develop? Are there any known issues with multiple ownerships, ransom strips, tenancies?

Site suggested for SHLAA by?

Section 7: Assessing Achievability for Housing

Known viability issues relating to market or cost factors:

Has economic viability been identified as an issue by the developer in relation to achievability in the time frame identified?

Is work on viability being undertaken by the Council in response? If "yes" what actions are being undertaken?

Could this affect the date of delivery?

Estimated delivery rate:

Unpto

0 to 5 years
5 to 10 years
10 years +

Section 8: Overcoming Constraints

Where constraints have been identified what actions would be required to remove them?

Section 9: Conclusions

Is the site deliverable? (Y/N)

Is the site developable? (Y/N)

Section 10: Further Information
Appendix 3: Site Location Maps
South Gloucestershire Council
SHLAA sites locational maps
December 2011
1. SHLAA sites within the Thornbury area (Dec 2011)

Please note: The Thornbury Housing Opportunity Area represents the general area where housing development is proposed.
2. SHLAA sites within Almondsbury area

December 2011
3. SHLAA sites within North Fringe area (west)
December 2011
4. SHLAA sites within North Fringe area (east)
December 2011
5. SHLAA sites within Frampton Cotterell area
December 2011
6. SHLAA sites within Yate area
December 2011
7. SHLAA sites within the East Fringe (north)
December 2011

SHLAA030

SHLAA173

SHLAA174

SHLAA179 SHLAA180

SHLAA083

SHLAA070 SHLAA175

SHLAA057

SHLAA144 SHLAA167

SHLAA162

SHLAA061 SHLAA052

SHLAA182

SHLAA176

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9. SHLAA sites within the Bitton area

December 2011
10. SHLAA sites within the Bradley Stoke area
December 2011

NewSite39
11 SHLAA sites within the Charfield area
December 2011

NewSite40
## Appendix 4. Summary Schedule of Sites

The housing capacities in this schedule, unless otherwise stated, have been estimated for the purposes of the SHLAA. Actual capacity will be determined through the development management process based on the constraints and design issues on individual sites.

<table>
<thead>
<tr>
<th>Map No.</th>
<th>Ref. No.</th>
<th>Location</th>
<th>Size (Ha)</th>
<th>Summary of Constraints/Developable Area</th>
<th>Theoretical Capacity (Net)</th>
<th>Actual Capacity (Net)</th>
<th>Conclusions</th>
<th>Deliverable</th>
<th>Developable</th>
<th>Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SHLAA210</td>
<td>Land at, Park Farm, Thornbury</td>
<td>N/A</td>
<td>Net developable area approx. 12.5ha, providing capacity for approx. 500 dwellings at 40 d.p.h.</td>
<td>N/A</td>
<td>500 Housing Opportunity Area identified in Core Strategy Policy CS33 with a potential of approximately 500 dwellings. Awaiting decision on Outline planning application PT11/1442/O</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2021</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>SHLAA188</td>
<td>Hortham Hospital, Hortham Lane, Almondsbury</td>
<td>0.30</td>
<td>Final dwellings on a site comprising a total of 270 dwellings. Planning permission PT06/0865/F</td>
<td>9</td>
<td>9 Site complete</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>SHLAA189</td>
<td>The Lime Works, Itchington Road, Tytherington</td>
<td>0.89</td>
<td>Dwelling capacity reflects planning permission PT02/3497/F</td>
<td>18</td>
<td>18 Site has planning permission</td>
<td>No</td>
<td>Yes</td>
<td>2018 - 2019</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>New Site 37</td>
<td>Land at Newnham Place, Patchway</td>
<td>0.95</td>
<td>Dwelling capacity derived from ongoing discussions with the Council's Housing Enabling Team</td>
<td>10</td>
<td>Planning application expected</td>
<td>Yes</td>
<td>Yes</td>
<td>2014 - 2015</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA090</td>
<td>Land at, Wyke Beck Road, Cribbs Causeway</td>
<td>24.54</td>
<td>Site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood</td>
<td>1,300 N/A</td>
<td>This site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood. See record SHLAA208 for capacity details</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA208</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA117</td>
<td>Land at, Wyke Beck Road, Cribbs Causeway</td>
<td>42.31</td>
<td>Site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood</td>
<td>2,242 N/A</td>
<td>This site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood. See record SHLAA208 for capacity details</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA208</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA118</td>
<td>Land west of A4018, Cribbs Causeway</td>
<td>41.38</td>
<td>Site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood</td>
<td>1,448 N/A</td>
<td>This site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood. See record SHLAA208 for capacity details</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA208</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA119</td>
<td>Land at Catbrain Hill, Cribbs Causeway</td>
<td>1.51</td>
<td>Dwelling capacity derived from planning application PT10/3060/F</td>
<td>50</td>
<td>Resolution to grant planning permission subject to S106 Agreement</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2015</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA125</td>
<td>Land west of A4018, Cribbs Causeway</td>
<td>13.52</td>
<td>Site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood</td>
<td>473 N/A</td>
<td>This site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood. See record SHLAA208 for capacity details</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA208</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA126</td>
<td>Land at Cribbs Causeway</td>
<td>3.46</td>
<td>Site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood</td>
<td>121 N/A</td>
<td>This site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood. See record SHLAA208 for capacity details</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA208</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA140</td>
<td>894 to 896, Filton Avenue, Filton</td>
<td>0.10</td>
<td>Housing capacity derived from planning permission PT08/2261/F. Proposal includes demolition of 2 dwellings</td>
<td>8</td>
<td>Site has planning permission</td>
<td>Yes</td>
<td>Yes</td>
<td>2014 - 2015</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA152</td>
<td>Adjacent to, Southmead Road, Filton</td>
<td>0.48</td>
<td>Housing capacity derived from planning permission</td>
<td>65</td>
<td>Site under construction</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA153</td>
<td>Northfield, Filton Aerodrome, Patchway</td>
<td>42.48</td>
<td>Housing capacity derived from planning permission</td>
<td>2,317</td>
<td>First phases under construction, 47 units complete at October 2011</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2022</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SHLAA168</td>
<td>Land rear of, Passage Road, Cribbs Causeway</td>
<td>0.47</td>
<td>Housing capacity derived from planning permission</td>
<td>12</td>
<td>Site under construction</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
<td></td>
</tr>
</tbody>
</table>
The housing capacities in this schedule, unless otherwise stated, have been estimated for the purposes of the SHLAA. Actual capacity will be determined through the development management process based on the constraints and design issues on individual sites.

<table>
<thead>
<tr>
<th>Map No.</th>
<th>Ref. No.</th>
<th>Location</th>
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<th>Summary of Constraints/Developable Area</th>
<th>Theoretical Capacity (Net)</th>
<th>Actual Capacity (Net)</th>
<th>Conclusions</th>
<th>Deliverable</th>
<th>Developable</th>
<th>Timescale</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>SHLAA202</td>
<td>Land at Charlton Common, Almondsbury</td>
<td>1.35</td>
<td>Site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood</td>
<td>72</td>
<td>N/A</td>
<td>This site will make a contribution to the dwellings proposed under Core Strategy Cribbs/Patchway New Neighbourhood. See record SHLAA208 for capacity details</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA208</td>
</tr>
<tr>
<td>3</td>
<td>SHLAA208</td>
<td>New Neighbourhood at, Cribbs Patchway, Composite Record</td>
<td>440.00</td>
<td>Composite record for the Cribbs/Patchway new neighbourhood</td>
<td>N/A</td>
<td>5,185</td>
<td>Planned Cribbs/Patchway new neighbourhood identified in Core Strategy with overall capacity of 5,700 majority of which anticipated for completion by 2026</td>
<td>Yes</td>
<td>Yes</td>
<td>2014 - 2026 (5,185 up to 2026 and 515 after 2026)</td>
</tr>
<tr>
<td>3</td>
<td>SHLAA218</td>
<td>Land at, Elm Park, Filton</td>
<td>0.20</td>
<td>Dwelling capacity reflects outline planning application PT09/6017/O</td>
<td>21</td>
<td>21</td>
<td>Resolution to grant planning permission but application withdrawn</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA030</td>
<td>Frenchay Hospital, Frenchay Park Road, Frenchay</td>
<td>27.93</td>
<td>Green infrastructure constraint. Continued use as hospital on part of site. Approximately 25% of site may have potential for housing development.</td>
<td>1,480</td>
<td>450</td>
<td>Some potential but the need to maintain future health and social care provision and green infrastructure uses is a significant constraint.</td>
<td>No</td>
<td>Yes</td>
<td>2016 - 2021</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA071</td>
<td>Land adjacent to, Parkway North, Stoke Gifford</td>
<td>0.54</td>
<td>Capacity derived from planning permission.</td>
<td>32</td>
<td>32</td>
<td>Site is under construction 21 units complete October 2011</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA097</td>
<td>Harry Stoke East,</td>
<td>15.46</td>
<td>Identified as part of the Core Strategy New Neighbourhood. Policy CS27 identifies 2000 new dwellings of which approximately 100 to 300 could be accommodated depending on whether the pylons remain or are diverted/undergrounded and green infrastructure constraints.</td>
<td>541</td>
<td>N/A</td>
<td>Subject to very special circumstances this site will make a contribution to the 2000 dwellings proposed under Core Strategy New Neighbourhood Policy CS27. See record SHLAA217 for capacity details.</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA217</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA105</td>
<td>Mulgrove Farm, Hambrook Road, Soke Gifford</td>
<td>32.95</td>
<td>Identified as part of the Core Strategy New Neighbourhood. Policy CS27 identifies 2000 new dwellings of which approximately 450 could be accommodated on this site.</td>
<td>1,153</td>
<td>N/A</td>
<td>Subject to very special circumstances this site will make a contribution to the 2000 dwellings proposed under Core Strategy New Neighbourhood Policy CS27. See record SHLAA217 for capacity details.</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA217</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA123</td>
<td>Land at, Harry Stoke,</td>
<td>86.07</td>
<td>The western part of this site is a SGLP allocation. The eastern part of this site will make a contribution to the 2000 dwellings proposed under Core Strategy New Neighbourhood Policy CS27.</td>
<td>4,558</td>
<td>N/A</td>
<td>The western part of this site is a SGLP allocation. Subject to very special circumstances the eastern part of this site will make a contribution to the 2000 dwellings proposed under Core Strategy New Neighbourhood Policy CS27. See record SHLAA217 for capacity details.</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA217</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA141</td>
<td>Land east of, Coldharbour Lane, Stoke Gifford</td>
<td>9.00</td>
<td>Housing capacity of site (500) derived from SGLP allocation.</td>
<td>500</td>
<td>500</td>
<td>Site suitable for housing</td>
<td>Yes</td>
<td>Yes</td>
<td>2014 - 2020</td>
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<tr>
<td>4</td>
<td>SHLAA184</td>
<td>24, Church Road, Stoke Gifford</td>
<td>0.14</td>
<td>Housing capacity derived from planning permission PT08/0136/F</td>
<td>9</td>
<td>9</td>
<td>Site has planning permission</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2014</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA185</td>
<td>Rear of 13, 14 15, Harry Stoke Road, Stoke Gifford</td>
<td>0.30</td>
<td>Housing capacity derived from outline planning permission PT08/1261/O</td>
<td>13</td>
<td>13</td>
<td>Site has planning permission</td>
<td>Yes</td>
<td>Yes</td>
<td>2012 - 2013</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA186</td>
<td>Wallscourt Farm, Stoke Gifford</td>
<td>11.00</td>
<td>Capacity derived from planning permissions.</td>
<td>502</td>
<td>502</td>
<td>Site under construction. 62 units complete at October 2011</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2016</td>
</tr>
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<th>Developable</th>
<th>Timescale</th>
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<tbody>
<tr>
<td>4</td>
<td>SHLAA190</td>
<td>Land at, Harry Stoke, Stoke Gifford</td>
<td>24.00</td>
<td>Capacity derived from outline planning permission PT06/1001/O</td>
<td>1,200</td>
<td>1,200</td>
<td>Site has planning permission</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2022</td>
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<td>4</td>
<td>SHLAA203</td>
<td>Land off, Hambrook Lane, Stoke Gifford</td>
<td>1.64</td>
<td>Identified as part of the Core Strategy New Neighbourhood. Policy CS27 identifies 2000 new dwellings of which approximately 20</td>
<td>57</td>
<td>N/A</td>
<td>Subject to very special circumstances part of planned new neighbourhood identified in Core Strategy Policy CS27 with potential capacity</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA217</td>
</tr>
<tr>
<td>4</td>
<td>SHLAA217</td>
<td>East of Harry Stoke, New Neighbourhood, Composite Record</td>
<td>121.00</td>
<td>Composite record for the 2000 new dwellings proposed under Core Strategy Policy CS 27. Comprising records: 097, 203, 124, 105 and part of 123.</td>
<td>4,235</td>
<td>2,000</td>
<td>Subject to very special circumstances planned new neighbourhood identified in Core Strategy Policy CS27 with potential capacity for 2,000 new dwellings</td>
<td>Yes</td>
<td>Yes</td>
<td>2015 - 2026</td>
</tr>
<tr>
<td>5</td>
<td>SHLAA220</td>
<td>The Meads, Frampton Cotterell</td>
<td>4.80</td>
<td>Capacity reflects planning permission</td>
<td>188</td>
<td>188</td>
<td>Site under construction 41 units competed at October 2011</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2014</td>
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<tr>
<td>6</td>
<td>New Site 10</td>
<td>Coopers Works (Site 2), Westerleigh Road, Yate</td>
<td>1.60</td>
<td>Dwelling capacity is an estimate derived from pre application discussions</td>
<td>89</td>
<td>60</td>
<td>Planning application expected as part of mixed residential and employment development</td>
<td>Yes</td>
<td>Yes</td>
<td>2015 - 2017</td>
</tr>
<tr>
<td>6</td>
<td>SHLAA007</td>
<td>Highways Agency Depot, Kennedy Way, Yate</td>
<td>3.44</td>
<td>Housing capacity derived from planning permission PK09/1388/F</td>
<td>224</td>
<td>224</td>
<td>Site under construction. 42 units complete at October 2011</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2015</td>
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<tr>
<td>6</td>
<td>SHLAA011</td>
<td>Minelco Site, Broad Lane, Yate</td>
<td>2.50</td>
<td>Dwelling capacity is an estimate derived from pre application discussions</td>
<td>75</td>
<td>34</td>
<td>Planning application expected</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>6</td>
<td>SHLAA087</td>
<td>Land at, Barnhill Quarry, Chipping Sodbury</td>
<td>10.66</td>
<td>Site within Core Strategy Housing Opportunity Area. Dwelling capacity of site is derived from the submitted Masterplan and outline planning application PK10/1675/O which also includes retail proposals.</td>
<td>170</td>
<td>170</td>
<td>Resolution to grant planning permission PK10/1675/O subject to S106 Agreement for housing as part of a mixed use site.</td>
<td>Yes</td>
<td>Yes</td>
<td>2012 - 2020</td>
</tr>
<tr>
<td>6</td>
<td>SHLAA109</td>
<td>Land at, Broad Lane, Yate</td>
<td>2.12</td>
<td>This site will make a contribution to the 3000 dwellings proposed under Core Strategy New Neighbourhood Policy CS31. Approx. 25% of site available for residential development.</td>
<td>74</td>
<td>N/A</td>
<td>This site will make a contribution to the 3000 dwellings proposed under Core Strategy New Neighbourhood Policy CS31. See record SHLAA213 for capacity details.</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA213</td>
</tr>
<tr>
<td>6</td>
<td>SHLAA112</td>
<td>Land at, Peg Hill, Yate</td>
<td>8.86</td>
<td>This site will make a contribution to the 3000 dwellings proposed under Core Strategy New Neighbourhood Policy CS31. Retention of a green buffer at Yate Rocks between new and existing development will proclude development on the whole site. Approx. 50% of site available for residential development.</td>
<td>310</td>
<td>N/A</td>
<td>This site will make a contribution to the 3000 dwellings identified in Core Strategy New Neighbourhood Policy CS31. See record SHLAA213 for capacity details.</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA213</td>
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<tr>
<td>6</td>
<td>SHLAA121</td>
<td>Land North of, Brimsham Park, Yate</td>
<td>88.84</td>
<td>This site will make a contribution to the 3000 dwellings proposed under Core Strategy New Neighbourhood Policy CS31.</td>
<td>3,109</td>
<td>N/A</td>
<td>This site will make a contribution to the 3000 dwellings proposed under Core Strategy New Neighbourhood Policy CS31. See record SHLAA213 for capacity details.</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA213</td>
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<tbody>
<tr>
<td>6</td>
<td>SHLAA127</td>
<td>Land North of, Brimsham Park, Yate</td>
<td>18.40</td>
<td>This site will make a contribution to the 3000 dwellings proposed under Core Strategy New Neighbourhood Policy CS31. Retention of a green buffer at Yate Rocks between new and existing development will produce development on the whole site. Approx. 50%</td>
<td>644</td>
<td>N/A</td>
<td>This site will make a contribution to the 3000 dwellings proposed under Core Strategy New Neighbourhood Policy CS31. See record SHLAA213 for capacity details.</td>
<td>Yes</td>
<td>Yes</td>
<td>See SHLAA213</td>
</tr>
<tr>
<td>6</td>
<td>SHLAA155</td>
<td>Rear of 69, Westerleigh Road, Yate</td>
<td>0.21</td>
<td>Housing capacity derived from planning permission PK08/0743/O</td>
<td>10</td>
<td>10</td>
<td>Site has outline planning permission</td>
<td>Yes</td>
<td>Yes</td>
<td>2015 - 2016</td>
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<tr>
<td>6</td>
<td>SHLAA159</td>
<td>Corner of Cambrian Drive/Wellington Road, Yate</td>
<td>0.14</td>
<td>Housing capacity derived from planning permission PK09/2774/O</td>
<td>10</td>
<td>10</td>
<td>Part of larger Extra Care housing site completed. Site under construction</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
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<tr>
<td>6</td>
<td>SHLAA160</td>
<td>Coopers Site, Westerleigh Road, Yate</td>
<td>1.18</td>
<td>Housing capacity derived from planning permission PK08/0748/O</td>
<td>70</td>
<td>70</td>
<td>Site has outline planning permission</td>
<td>Yes</td>
<td>Yes</td>
<td>2012 - 2015</td>
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<tr>
<td>6</td>
<td>SHLAA213</td>
<td>North Yate, New Neighbourhood, Composite Record</td>
<td>93.00</td>
<td>This is the composite record for the 3000 dwellings proposed under Core Strategy New Neighbourhood Policy CS30. Comprising sites: 121, 112, 109 and part of 127</td>
<td>4,929</td>
<td>2,400</td>
<td>Planned new neighbourhood identified in Core Strategy Policy CS30 with potential capacity for 3,000 with 2,400 new dwellings up to 2026</td>
<td>Yes</td>
<td>Yes</td>
<td>2016 - 2026 (2,400 up to 2026 and 600 after 2026)</td>
</tr>
<tr>
<td>7</td>
<td>SHLAA052</td>
<td>Fiveways Offices, New Cheltenham Road, Kingswood</td>
<td>0.83</td>
<td>Housing capacity derived from planning permission PK09/0735/R3F</td>
<td>40</td>
<td>40</td>
<td>Site under construction</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
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<tr>
<td>7</td>
<td>SHLAA057</td>
<td>Land at 92/92a, Soundwell Road, Soundwell</td>
<td>0.23</td>
<td>No constraints all site has potential for redevelopment for housing</td>
<td>12</td>
<td>12</td>
<td>Site suitable for housing</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>7</td>
<td>SHLAA061</td>
<td>Land at, Elmtree Way, Kingswood</td>
<td>0.30</td>
<td>Green infrastructure constraints and mixed use to retain economic development use on part of site. Potential to develop approximately 25% of site</td>
<td>30</td>
<td>8</td>
<td>Some potential but need to maintain green infrastructure and economic development limits capacity of this site.</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
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<tr>
<td>7</td>
<td>SHLAA070</td>
<td>Nomix Offices, Portland Street, Staple Hill</td>
<td>0.14</td>
<td>Dwelling capacity derived from lapsed planning permission PK08/0578/F</td>
<td>14</td>
<td>14</td>
<td>Planning permission lapsed</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
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<tr>
<td>7</td>
<td>SHLAA083</td>
<td>Factory Site, Portland Street, Staple Hill</td>
<td>0.53</td>
<td>Housing capacity derived from planning permission PK19/0927/F</td>
<td>30</td>
<td>30</td>
<td>Site under construction</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
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<tr>
<td>7</td>
<td>SHLAA139</td>
<td>Land, East of A4174, Emersons Green</td>
<td>55.00</td>
<td>Master Plan suggests that approximately 50% of the site area is developable for residential use.</td>
<td>2,390</td>
<td>2,390</td>
<td>Site suitable for housing</td>
<td>Yes</td>
<td>Yes</td>
<td>2012 - 2022</td>
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<tr>
<td>7</td>
<td>SHLAA144</td>
<td>Waterworks Depot, Soundwell Road, Kingswood</td>
<td>1.30</td>
<td>Housing capacity of site derived from outline planning permission PK04/1724/O and is an estimate based on illustrative layout</td>
<td>75</td>
<td>75</td>
<td>Site has planning permission</td>
<td>No</td>
<td>Yes</td>
<td>2020 - 2023</td>
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<tr>
<td>7</td>
<td>SHLAA151</td>
<td>17 and 25a, Overhill Road, Downend</td>
<td>0.32</td>
<td>Housing capacity derived from planning permission PK07/1764/F</td>
<td>38</td>
<td>38</td>
<td>Site complete</td>
<td>Yes</td>
<td>Yes</td>
<td>2011-2012</td>
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<tr>
<td>7</td>
<td>SHLAA162</td>
<td>Soundwell Centre, Soundwell Road, Soundwell</td>
<td>0.07</td>
<td>Housing capacity derived from planning permission PK08/2859/F</td>
<td>11</td>
<td>11</td>
<td>Site complete</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
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<tr>
<td>7</td>
<td>SHLAA167</td>
<td>Power Electrics, Morley Road, Staple Hill</td>
<td>0.41</td>
<td>Housing capacity derived from planning application PK10/2817/RM</td>
<td>14</td>
<td>14</td>
<td>Site under construction and 3 units complete October 2011</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
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<td>7</td>
<td>SHLAA173</td>
<td>56 - 58, Cleeve Hill, Downend</td>
<td>0.15</td>
<td>Housing capacity derived from lapsed planning permission PK07/1171/F</td>
<td>10</td>
<td>10</td>
<td>Planning permission lapsed</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>7</td>
<td>SHLAA174</td>
<td>23, Stanbridge Road, Downend</td>
<td>0.11</td>
<td>Housing capacity derived from planning permission PK07/3249/F</td>
<td>11</td>
<td>11</td>
<td>Site has planning permission</td>
<td>No</td>
<td>Yes</td>
<td>2018 - 2019</td>
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<td>7</td>
<td>SHLAA175</td>
<td>Wilson and Sons, Morley Road, Staple Hill</td>
<td>0.40</td>
<td>Housing capacity derived from planning permission PK07/2726/F</td>
<td>32</td>
<td>32</td>
<td>Site under construction</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2014</td>
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<td>7</td>
<td>SHLAA176</td>
<td>Trading Estate, Elmtree Way, Kingswood</td>
<td>0.46</td>
<td>Housing capacity derived from planning permission PK08/1530/F</td>
<td>57</td>
<td>57</td>
<td>Site has planning permission</td>
<td>No</td>
<td>Yes</td>
<td>2022 - 2024</td>
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<td>7</td>
<td>SHLAA179</td>
<td>Bath Street Garage, Broad Street, Staple Hill</td>
<td>0.05</td>
<td>Housing capacity derived from planning permission PK07/2485/F</td>
<td>14</td>
<td>14</td>
<td>Site has planning permission</td>
<td>No</td>
<td>Yes</td>
<td>2022 - 2023</td>
</tr>
<tr>
<td>7</td>
<td>SHLAA180</td>
<td>51, Broad Street, Staple Hill</td>
<td>0.07</td>
<td>Housing capacity derived from lapsed planning permission PK08/0953/F</td>
<td>14</td>
<td>14</td>
<td>Planning permission lapsed</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
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<td>7</td>
<td>SHLAA182</td>
<td>Dorset House, Downend Road, Kingswood</td>
<td>0.22</td>
<td>Housing capacity derived from lapsed planning permission PK07/0224/O</td>
<td>13</td>
<td>13</td>
<td>Outline planning permission lapsed</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
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<tr>
<td>7</td>
<td>SHLAA216</td>
<td>Land at, Oaktree Avenue, Pucklechurch</td>
<td>2.00</td>
<td>Housing capacity derived from Outline planning application PK10/3380/O</td>
<td>56</td>
<td>56</td>
<td>Planning application submitted</td>
<td>No</td>
<td>Yes</td>
<td>2018 - 2020</td>
</tr>
<tr>
<td>8</td>
<td>New Site 36</td>
<td>Land at junction of Whitticks Road and Abbots Road, Hanham</td>
<td>0.82</td>
<td>Housing capacity derived from planning permission PK10/3311/F</td>
<td>34</td>
<td>34</td>
<td>Site under construction 2 units complete October 2011</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2013</td>
</tr>
<tr>
<td>8</td>
<td>New Site 41</td>
<td>Hill View and Hill Top, Woodstock Road, Kingswood</td>
<td>0.33</td>
<td>Capacity derived from planning application PK11/0630/O</td>
<td>12</td>
<td>12</td>
<td>Resolution to grant Outline planning permission subject to S106 Agreement</td>
<td>Yes</td>
<td>Yes</td>
<td>2014 - 2015</td>
</tr>
<tr>
<td>8</td>
<td>New Site 42</td>
<td>The Highwayman, Hill Street, Kingswood</td>
<td>0.10</td>
<td>Capacity reflects planning application PK11/2760/F</td>
<td>11</td>
<td>11</td>
<td>Planning application submitted</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>8</td>
<td>New Site 43</td>
<td>22 Woodland Terrace, Kingswood</td>
<td>0.53</td>
<td>Capacity reflects planning application PK11/3035/F</td>
<td>23</td>
<td>23</td>
<td>Planning application submitted</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA044</td>
<td>The Rotunda Club, Moravian Road, Kingswood</td>
<td>0.28</td>
<td>Housing capacity based on planning permission</td>
<td>14</td>
<td>14</td>
<td>Site has planning permission</td>
<td>No</td>
<td>Yes</td>
<td>2022 - 2023</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA142</td>
<td>Hanham Hall Hospital, Whittucks Road, Hanham</td>
<td>3.76</td>
<td>Housing capacity of site derived from planning permission PK08/3230/F</td>
<td>183</td>
<td>183</td>
<td>Site under construction</td>
<td>Yes</td>
<td>Yes</td>
<td>2012 - 2016</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA143</td>
<td>Land off, Harolds Way, Kingswood</td>
<td>0.31</td>
<td>Details derived from Outline planning application PK10/1593/O</td>
<td>12</td>
<td>12</td>
<td>Resolution to grant Outline planning permission subject to S106 Agreement</td>
<td>Yes</td>
<td>Yes</td>
<td>2014 - 2016</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA145</td>
<td>Whitfield URC, Regent Street, Kingswood</td>
<td>0.74</td>
<td>Housing capacity of site derived from previous planning application.</td>
<td>27</td>
<td>27</td>
<td>Site suitable for housing</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA146</td>
<td>South of, Douglas Road, Kingswood</td>
<td>4.60</td>
<td>Housing capacity derived from planning application.</td>
<td>334</td>
<td>334</td>
<td>Planning application approved subject to signing of S106 Agreement</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2018</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA150</td>
<td>Former Linden Hotel, High Street, Kingswood</td>
<td>0.15</td>
<td>Housing capacity derived from lapsed planning permission PK04/1470/F</td>
<td>25</td>
<td>25</td>
<td>Planning permission lapsed</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA157</td>
<td>Land off, Southway Drive, Warmley</td>
<td>0.62</td>
<td>Housing capacity derived from planning permission PK05/0028/RM</td>
<td>28</td>
<td>28</td>
<td>First phase of site complete at April 2010</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2015</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA161</td>
<td>Fmr Woodstock School, Courtney Road, Kingswood</td>
<td>1.28</td>
<td>Housing capacity derived from planning permission PK07/3006/F</td>
<td>66</td>
<td>66</td>
<td>Site under construction 17 units complete October 2011</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA170</td>
<td>BFS Diecuting, Hanham Road, Kingswood</td>
<td>0.16</td>
<td>Housing capacity derived from planning permission PK07/1493/F</td>
<td>14</td>
<td>14</td>
<td>Site complete</td>
<td>Yes</td>
<td>Yes</td>
<td>2011 - 2012</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA178</td>
<td>16, Lower Chapel Lane, Hanham</td>
<td>0.23</td>
<td>Housing capacity derived from planning permission PK03/1261/O</td>
<td>13</td>
<td>13</td>
<td>Site has outline planning permission</td>
<td>No</td>
<td>Yes</td>
<td>2017 - 2018</td>
</tr>
</tbody>
</table>
The housing capacities in this schedule, unless otherwise stated, have been estimated for the purposes of the SHLAA. Actual capacity will be determined through the development management process based on the constraints and design issues on individual sites.

<table>
<thead>
<tr>
<th>Map No.</th>
<th>Ref. No.</th>
<th>Location</th>
<th>Size (Ha)</th>
<th>Summary of Constraints/Developable Area</th>
<th>Theoretical Capacity (Net)</th>
<th>Actual Capacity (Net)</th>
<th>Conclusions</th>
<th>Deliverable</th>
<th>Developable</th>
<th>Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>SHLAA197</td>
<td>Part of Playing Field, Bernard Lovell School, Oldland Common</td>
<td>0.51</td>
<td>Housing capacity reflects planning permission PK09/0759/O</td>
<td>13</td>
<td>13</td>
<td>Site has outline planning permission</td>
<td>No</td>
<td>Yes</td>
<td>2017 - 2018</td>
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<tr>
<td>8</td>
<td>SHLAA215</td>
<td>Mount Pleasant Farm, Longwell Green</td>
<td>1.30</td>
<td>Housing capacity derived from planning application</td>
<td>70</td>
<td>70</td>
<td>Resolution to grant planning permission subject to S106 Agreement</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2015</td>
</tr>
<tr>
<td>8</td>
<td>SHLAA219</td>
<td>Land at, Abbots Road, Hanham</td>
<td>0.38</td>
<td>Dwelling capacity derived from planning permission PK09/5285/F</td>
<td>14</td>
<td>14</td>
<td>Site has planning permission</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2014</td>
</tr>
<tr>
<td>9</td>
<td>SHLAA214</td>
<td>Former Intier Site, Bitton</td>
<td>3.00</td>
<td>Estimated housing capacity (140) derived from ongoing Concept Statement process.</td>
<td>105</td>
<td>140</td>
<td>Planning application expected.</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2017</td>
</tr>
<tr>
<td>10</td>
<td>New Site 39</td>
<td>Land at Savages Wood Road, Bradley Stoke</td>
<td>0.68</td>
<td>Capacity reflects planning application PT11/0803/F</td>
<td>74</td>
<td>74</td>
<td>Pending decision on current planning application</td>
<td>No</td>
<td>Yes</td>
<td>2025 - 2026</td>
</tr>
<tr>
<td>11</td>
<td>New Site 40</td>
<td>Rear of, 60 Wotton Road, Charfield</td>
<td>0.61</td>
<td>Dwelling capacity derived from planning application PT11/1634/F</td>
<td>16</td>
<td>16</td>
<td>Resolution to grant planning permission subject to S106 Agreement</td>
<td>Yes</td>
<td>Yes</td>
<td>2013 - 2015</td>
</tr>
</tbody>
</table>