

**EB5/2**

**South Gloucestershire  
Core Strategy  
Examination**

**Annual Monitoring Report  
December 2011**

**April 2012 Update:  
Appendix A and Appendix B**

Annual Monitoring Report December 2011 - Appendix A (April 2012 Update): Actual and Expected House Completions - South Gloucestershire 2006 to 2027 (Net)

Comps Comps Comps Comps Comps Comps

	Address	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	Total	
0002hn	Bradley Stoke		56	34	32																		122	
0002hk	Bradley Stoke	147	35																					182
0003	Dragon Road, Winterbourne			1																				1
0005	Hortham		77	107	52	25	9																	270
0006a	Stoke Park Hospital	1																						1
0007	Filton College, Filton	51	26																					77
0008a	North Field, Filton Aerodrome, Patchway (PT09/1271/RM)					8	43																	51
0010a	Wallscourt Farm (Phase 1)			40	60																			100
0012	162-164 Gloucester Road, Patchway	-5		4	12																			11
0015	Toghill Lane, Doynton		10																					10
0017	46-92 Milton Road, Yate		16																					16
0018	Land at Broad Lane, Yate		23																					23
0022	472-478 Filton Avenue, Filton		21																					21
0023	New Road, Filton			6	66																			72
0024	West End, Marshfield		12	5																				17
0025	Whiteshill House, Hambrook	10																						10
0026	New Road, Rangeworthy	16	5																					21
0027	The Galleon, Conygre Road, Filton	12																						12
0028	The Lawns, Yate			14																				14
0029	Fishpool Hill, Easter Compton	-1		14																				13
0033	Land at Siston Hill, Siston	77	211	96	63	57																		504
0037	North of Douglas Road, Kingswood	35	96																					131
0038	Former Woodstock Special School, Courtney Road						66																	66
0040	Cloverdale Drive, Longwell Green	2																						2
0046	Mounthill Nursery, Kingswood		8	6																				14
0047	Summit Youth Centre, Kingswood		20	51																				71
0048	Hanham Road DSO, Kingswood	21	3																					24
0054	Church Road, Kingswood	23																						23
0060	Carsons Road, Kingswood			4																				4
0063	Depot Downend Road, Kingswood	14																						14
0064	29-35 High Street, Kingswood	14																						14
0065	R/O 1, 3 and 7 Tower Road South, Kingswood			13																				13
0066	65 Cadbury Heath Road, Kingswood	1	12																					13
0067	Jubilee Road, Kingswood		-1	24																				23
0068	1-3 Colston Street, Soundwell		14																					14
0069	21 Portland Street, Soundwell	4	9																					13
0070	Crossroads Service Station, Downend		13																					13
0071	Downend Lower School, Northview, Downend			9	30	13																		52
0073	Kingsway Engineering, Hanham		14																					14
0074	Lintham Drive, Kingswood			20	48																			68
0075	36 High Street, Staple Hill		13																					13
0076	Rear of Cossham Street, Mangotsfield			13																				13
0077	Former Courtaulds Factory, Staple Hill			21	24																			45
0079	Bath Road, Thornbury			30	15																			45
0080	Cambrian Drive/Wellington Road, Yate					60	10																	70
0081	Cattle Market, Thornbury			22																				22
0082	Siblands, Gillingstool, Thornbury			15	8																			23
0084	BFS Diecutting, 27 Hanham Road, Kingswood						14																	14
0085	Adj.22 Memorial Road, Hanham				14																			14
0086	Queens Road, Cadbury Heath			9																				9
0088	Priory Court, Hanham				28																			28
0090	Broad Street/Beaufort Road, Staple Hill			14																				14
0092	Adjacent to Southmead Road, Filton						65																	65
0097	Wall Tynning Nursing Home, Bitton			-2	11																			9
0099	95 High Street, Kingswood					10																		10

		06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	Total	
0100	148 Hanham Road, Kingswood			14																			14	
0101	Former Police Station, High Street, Kingswood					14																		14
0102	17 and 25a Overhill Road, Downend				-1	-1	38																	36
0105	Power Electrics, Morley Road, Staple Hill						14																	14
0107	Roseacre, Harry Stoke Road, Stoke Gifford					14																		14
0110	Soundwell Centre, Soundwell						11																	11
0111	67-73 Bath Road, Longwell Green				-3	29																		26
0115	Fiveways, New Cheltenham Road, Kingswood						40																	40
0116	Factory Site, Portland Street, Staple Hill						30																	30
0118	Former School, Beaufort Road, Downend					63																		63
0119	Land adjacent Hares Farm, Mapleridge Lane				10																			10
0124	Land at Parkway North, Stoke Gifford					2	32																	34
	Small Sites less than 10 dwellings - North Fringe of Bristol	27	67	49	46	35	21																	245
	Small Sites less than 10 dwellings - East Fringe of Bristol	76	150	172	121	67	75																	661
	Small Sites less than 10 dwellings - Chipping Sodbury	1	1	0	0	4	1																	7
	Small Sites less than 10 dwellings - Yate	6	10	17	2	16	7																	58
	Small Sites less than 10 dwellings - Thornbury	10	18	2	9	8	2																	49
	Small Sites less than 10 dwellings - Elsewhere	98	100	92	89	67	63																	509
0008	Charlton Hayes								100	112	250	250	275	275	275	250	200							1,987
0008b	Charlton Hayes (PT09/0765/RM)					75	18	18																111
0008c	Charlton Hayes (PT10/0042/RM)						26	34																60
0008d	Charlton Hayes (PT10/3188/RM)								35															35
0008e	Charlton Hayes (PT11/1766/RM)							20	20															40
0008f	Charlton Hayes (PT11/2687/RM)							26	27															53
0008g	Charlton Hayes - Extra Care (plan'g app. awaited)									63														63
0009	Former Lime Works, Itchington													18										18
0010b	Wallscourt Farm (Phase 2)				6	72	56	26																160
0010c	Wallscourt Farm (Phase 3)					42	27	42	42	41														194
0010d	Wallscourt Farm (Phase 4)					28	28	21																77
0010e	Wallscourt Farm (Phase 5) Awaiting decision on PT12/0684/RM								45	46	46													137
0010f	Wallscourt Farm (Phase 7)							17	40	40														97
0019	R/O 69 Westerleigh Road, Yate										10													10
0020	Coopers Site, Westerleigh Road, Yate								20	24	23													67
0021	Land at Harry Stoke, Stoke Gifford								52	104	156	156	208	208	156	104	56							1,200
0034	Hanham Hall Hospital, Hanham					2		6	59	59	59													185
0039	Waterworks Site, Soundwell Road															25	25	25						75
0041	Land Off Southway Drive, Warmley		13						14	14														41
0091	Passage Road, Almondsbury						10	2																12
0093	23 Stanbridge Road, Downend													11										11
0094	Factory, Morley Road, Staple Hill						3	15	14															32
0095	Kingswood Trading Estate, Kingswood																	30	27					57
0108	24 Church Road, Stoke Gifford								9															9
0109	Rear of 13, 14 and 15 Harry Stoke Road, Stoke Gifford								13															13
0112	The Rotunda Club, Moravian Road, Kingswood																							14
0113	Bath Street Garage, Staple Hill																							14
0114	894-896 Filton Avenue, Filton									8														8
0117	Sir Bernard Lovell Playing Fields, Oldland Common												13											13
0120	Land at Abbots Road, Hanham							14																14
0122	The Meads, Frampton Cotterell						88	50	50															188
0123	Sea Stores, Kennedy Way, Yate					4	111	57	56															228
0127	Mount Pleasant Farm, Longwell Green								35	35														70
0129	Barnhill Quarry, Chipping Sodbury								50	20		30	30	30	30									190
0130	Land at junction of Whittucks Road and Abbots Road, Hanham						15	19																34
0136	Land off Harolds Way, Kingswood									6	6													12
0137	Hill View and Hill Top, Woodstock Road, Kingswood									12														12
0140	Rear of 60 Wotton Road, Charfield								8	8														16
0141	Land at Savages Wood Road, Bradley Stoke							50	24															74
0142	Kings Chase Shopping Centre, Kingswood											14												14
	Small Sites less than 10 dwellings Under Construction							222																222
	Small Sites less than 10 dwellings Not Started								220	220														440
0011	East of Coldharbour Lane									54	104	104	104	104	30									500

		06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	Total
0035	South of Douglas Road, Kingswood								16	80	80	80	78										334
0036a	GHQ, Emersons Green								150	250	300	300	300	250	250	200	150						2,150
0036b	Gateway Site, Emersons Green									100	150	150											400
0131	Land off Catbrain Hill, Cribbs Causeway								35	15													50
0132	North of Park Farm, Thornbury								20	80	80	80	104	52	52	32							500
0133	New Neighbourhood - Yate									52	104	104	156	156	208	208	208	312	312	312	268	300	2,700
0134a	New Neighbourhood - Cribbs/Patchway (Land west of A4018)										26	52	52	52	78	104	104	104	156	156	104	12	1,000
0134b	New Neighbourhood - Cribbs/Patchway (Land south of Filton Airfield)									26	52	78	78	78	78	104	104	156	156	156	104	30	1,200
0134c	New Neighbourhood - Cribbs/Patchway (Filton Airfield)														52	104	312	364	416	468	416	368	2,500
0134d	New Neighbourhood - Cribbs/Patchway (Remainder of Area)														38	78	104	156	156	208	156	104	1,000
0135	New Neighbourhood - East of Harry Stoke										52	104	208	260	260	260	260	260	182	104	50		2,000
0125	Newnham Place, Patchway									10													10
0126	Oaktree Avenue, Pucklechurch													20	36								56
0128	Intier Site, Bitton									20	50	50	20										140
0138	Frenchay Hospital										50	100	100	100	100								450
0139	Former Coopers Works, Westerleigh Road, Yate								44	25	24												93
	SHLAA Sites																				350		350
	Small site Windfalls																	150	150	150	150	150	750
		689	1,003	916	742	714	923	639	1,198	1,524	1,622	1,652	1,726	1,614	1,643	1,469	1,523	1,585	1,555	1,554	1,598	964	26,853
								Total 2012 to 2017 6,635					Total 2017 to 2022 7,975					Total 2022 to 2027 7,256					

Key



Sites fully complete. This category comprises Large sites of 10 dwellings or more which are listed individually and Small sites of less than 10 dwellings which are aggregated by area.



Sites with planning permission. This category comprises Large sites of 10 dwellings or more with outline, detailed, and/or reserved matters permission which are listed individually and Small sites sites of less than 10 dwellings with outline, detailed, and/or reserved matters permission which are aggregated. (Total Small sites with planning permission = 714 where no development has commenced the figures are rounded down and distributed evenly over the two year period 2013 to 2015. A 10% discount for non-implentation allowed for on these sites).



Sites allocated in the South Gloucestershire Local Plan, awaiting the completion of a S106 agreement or identified in the Core Strategy. This category includes large sites of 10 dwellings or more listed individually.



Sites currently progressing through the development management process. This category includes large sites of 10 dwellings or more which have been listed individually for the period 2012/2013 to 2021/2022 and aggregated after 2022 under the headings of: "SHLAA Sites". Small Site Windfalls are also included after 2022.

## Annual Monitoring Report December 2011- Appendix B (April 2012 Update): Commentary on Expected House Completions

RLS Ref	Location	Assessment	Commentary
0008, 0008g	Northfield	Available	At the April 2012 survey date remaining balance of Outline planning permission. The outline permission was re-negotiated, approved and a number of reserved matters applications are being constructed and under consideration. Delivery on the site slowed to allow for the re-negotiation of the S106 agreement to address viability concerns arising from the current economic climate. This issue has been resolved with a Deed of Variation approved in December 2010. In addressing the viability issues an additional 200 units for the site was agreed. Following the positive approach of South Gloucestershire to address viability concerns, Bovis Homes have now embarked upon a rolling programme for the submission of reserved matters applications. Part of site sold to Barratt/David Wilson.
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008b	Northfield	Available	At the April 2012 survey date construction on site well advanced with 93 units of the total of 111 units complete. 11 units under construction and the remaining 7 units not started. It is expected that the site will be fully complete within the next 12 months.
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008c	Northfield	Available	At the April 2012 survey date 26 units complete. Whole site expected to be complete within the next 12 months.
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008d	Northfield	Available	At the April 2012 survey date no activity on site. Planning permission for 35 flats part of a mixed retail scheme forming part of the neighbourhood centre. Start expected within the next 12 months and completion of the centre including the residential element anticipated by 2013/2014.
	Filton Airfield	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0008e	Northfield	Available	At the April 2012 survey date both phases active and under construction. Site expected to be complete within the next 12 to 24 months.
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		

RLS Ref	Location	Assessment	Commentary
0008f	Northfield	Available	At April 2012 survey date first units under construction. Whole site expected to be completed within the next 2 years.
	Filton Aerodrome	Suitable	
	Patchway	Achievable	
	"Charlton Hayes"		
0009	Former Lime Works	Available	At the April 2012 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.
	Itchington	Suitable	
		Achievable	
0010b	Wallscourt Farm	Available	At the April 2012 survey date construction on site well advanced with 134 units of the total of 160 units complete. It is expected that the site will be fully complete within the next 12 months.
	Stoke Gifford	Suitable	
		Achievable	
0010c	Wallscourt Farm	Available	At the April 2012 survey date 69 units of the total of 198 units complete and 29 under construction. Part of site now being developed by Taylor Wimpey. It is anticipated that the whole of the site will be complete within the "Five Year" period.
	Stoke Gifford	Suitable	
		Achievable	
0010d	Wallscourt Farm	Available	At the April 2012 survey date construction on site well advanced with 56 units of the total of 77 units complete and only 5 of the remaining units not started. It is expected that the site will be fully complete within the next 12 months.
	Stoke Gifford	Suitable	
		Achievable	

RLS Ref	Location	Assessment	Commentary
0010e	Wallscourt Farm Stoke Gifford	Available Suitable Achievable	At the April 2012 survey date site awaiting decision on recent planning application PT12/0684/RM for 137 dwellings associated with the local centre proposals. Site expected to be completed within the "Five year" period.
0010f	Wallscourt Farm Stoke Gifford	Available Suitable Achievable	At the April 2012 survey date reserved matters planning permission recently granted and construction due to commence by end of the month. This phase expected to be complete within the "Five year" period.
0011	Land east of Coldharbour Lane Stoke Gifford	Available Suitable Achievable	At the April 2012 survey date current owners, the University of the West of England (UWE), have declared the site surplus to requirements. The development of this site is essential to secure the vision contained within both the South Gloucestershire Local Plan and Core Strategy to provide a more balanced pattern of housing and employment across the Bristol north fringe area. A Concept Statement has been agreed to bring forward an outline application for the site. The first dwelling completions are expected in 2014/2015. The site is at present partially used as a car parking facility that serves the University. The car park is subject to a limited temporary planning consent to accord with the projected implementation date, after which the car park will move to a site already identified on the UWE campus. UWE are currently actively marketing the site for development.
0019	Rear of 69 Westerleigh Road Yate	Available Suitable Achievable	At the April 2012 survey date information from landowner (July 2011) indicated their intention to develop the site by 2012, however dependent on sale of site to developer. New outline permission PK11/1401/O therefore site included in "Five Year" period, but with completion expected later than landowner indicates.
0020	Coopers Site Westerleigh Road Yate	Available Suitable Achievable	At the April 2012 survey date Outline planning permission for the erection of 70 dwellings approved (September 2008) with an associated S106 agreement. Modifications made to the S106 Agreement attached to planning permission. Awaiting decision on planning application PK11/3414/F for the erection of 67 dwellings. House builder keen to progress as soon as possible, therefore could see construction commencing in 2012/2013. Site expected to be complete within the early part of the "Five year" period.

RLS Ref	Location	Assessment	Commentary	
0021	Land at Harry Stoke Stoke Gifford	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date site allocated within the South Gloucestershire Local Plan for residential purposes and forms one of the key strategic residential sites, being well located for employment opportunities and strategic infrastructure. The development itself also delivers the first stage of the Stoke Gifford Transport link. There has been a delay in delivery associated with the initial refusal of outline planning permission and subsequent Public Inquiry. Whilst the scheme was allowed on appeal, by the Secretary of State contrary to the Inspectors conclusions who recommended refusal, South Gloucestershire subsequently legally challenged the decision on the basis of the inadequacy of formal play provision, the reason the Inspector had recommended refusal and has, since that time sought to address this issue through a negotiated solution. Delivery on the site has also been affected by the viability issues arising as a result of the current economic climate, and as such a re-negotiated S106 agreement to address viability concerns and the lack of formal play space was signed on 19th May 2011. This has resulted in the legal challenge being discontinued by the Council, removing the last remaining barrier to delivery. Correspondence from Crest Nicholson, the developer for Harry Stoke, confirms the 2010 Annual Monitoring Report housing trajectory position and asserts that the delivery programme is "realistic" where there will be a number of housebuilders on site at any one time. First Reserved Matters application PT12/1302/RM for 166 dwellings submitted April 2012.
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 2012 survey date developer on site, first units complete and under construction. Based on information provided by developer (August 2010) that indicated that all the units expected to be completed by the end of 2016 it has been assumed that the remainder of the site will be complete within the "Five year" period.
0035	South of Douglas Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date resolution to grant planning permission PK10/1057/F subject to S106 Agreement 23/06/11. Scheme comprises 306 dwellings, a 40 bed nursing home and 28 bed sheltered housing scheme. The applicant has raised concerns regarding the viability of the development in the current economic climate, ongoing negotiations are taking place to reach an agreed position. Given the Council's positive approach to addressing genuine viability concerns on other key sites an agreed position should be reached. To allow sufficient time for a negotiated solution the majority of completions are not anticipated until the middle and latter part of the "Five year" period with some completions beyond the "Five year" period. Capacity shown reflects the proposals detailed in the planning application. These proposals include conversion and extension of Douglas House to provide 16 flats expected to be completed first followed by the 28 unit sheltered housing scheme. The remainder of the proposal comprises a mixture of 152 flats and 138 houses.



RLS Ref	Location	Assessment	Commentary
0036a, 0036b	Emersons Green	Available <input checked="" type="checkbox"/> Suitable <input checked="" type="checkbox"/> Achievable <input checked="" type="checkbox"/>	At the April 2012 survey date site identified as an allocated housing site within the South Gloucestershire Local Plan the whole development site comprises 177ha which includes the Science Park currently under construction with the remainder comprising a strategic mixed use development. Outline planning applications for the majority of the housing site in 2004 and 2005. The larger application approximately 2,150 dwellings (Site 0036a) and the smaller 400 dwellings (Site 0036b). A separate, full application was submitted in March 2010 seeking permission for a multi-modal interchange and the main infrastructure road, providing access to the whole development site from the Avon Ring Road. Emersons Green comprises part of the Council's key strategic housing delivery programme as identified in the South Gloucestershire Local Plan. The Council acknowledges there has been a delay in determining the two residential applications due to the need to address viability issues generated from the current economic climate. The Council has proven successful in achieving a negotiated solution and a resolution to grant planning permission for both residential applications was achieved in July 2010. The process of drafting the associated S106 agreements is almost complete and it is anticipated that outline planning permission will be issued shortly. Critically, the full application delivering the first major infrastructure road was approved in November 2010. Ongoing discussions are also underway in relation to the necessary master planning work to inform the first reserved matters planning applications and a number of key steps are currently taking place to demonstrate the commitment to deliver this site. For example the developers are in the process of serving notice on Western Power to terminate wayleaves necessary to secure undergrounding of pylons and a whole site drainage strategy review is underway to satisfy the requirements of the Environment Agency. Correspondence has been received from the two landowners confirming the delivery figures shown within the "Five year" period. Technical submission in respect of first phase of infrastructure has been submitted, followed by early commencement on site.
0039	Waterworks Site Soundwell Road Kingswood	Available <input type="checkbox"/> Suitable <input checked="" type="checkbox"/> Achievable <input type="checkbox"/>	At the April 2012 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 <input checked="" type="checkbox"/> Suitable <input checked="" type="checkbox"/> Achievable <input checked="" type="checkbox"/>	At the April 2012 survey date not activity on site. Original permission related to "Live/work" units and PK10/0990/RVC removes this condition. It is anticipated that the remaining units on site will be completed within the "Five year" period.
0091	Passage Road Almondsbury	Available <input checked="" type="checkbox"/> Suitable <input checked="" type="checkbox"/> Achievable <input checked="" type="checkbox"/>	At the April 2012 survey date construction on site well advanced and 12 units complete. Whole site expected to be complete within the next 6 to 12 months.

RLS Ref	Location	Assessment	Commentary	
0093	23 Stanbridge Road Downend	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At the April 2012 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.
0094	Factory Site Morley Road Staple Hill	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date 3 units complete and 26 units under construction. Whole site expected to be completed within the next 12 to 18 months..
0095	Kingswood Trading Estate Elmtree Way Kingswood	Available Suitable Achievable	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	At the April 2012 survey date no activity on site. Information provided by developer (September 2010) confirms intention to develop the site but, indicates no development likely to take place until the housing market improves. The Council recognises the difficulties associated with implementing small sites within the current economic climate and has entered positively into negotiation with the developer which led to the submission of a Deed of Variation in October 2010. Negotiations are ongoing and as such delivery is not expected in the foreseeable future therefore site moved outside the "Five year" period. Application for approval of pre-start conditions under consideration and planning application PK11/3371/EXT for extension of time received.
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 2012 survey date no activity on site, however recent 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 2012 survey date no activity on site. Information from developer (August 2010) indicates scheme expected to be complete within the "Five year" period subject to obtaining reserved matters consent. Recent planning permission PT11/3811/F for erection of 13 dwellings.

RLS Ref	Location	Assessment		Commentary
0112	The Rotunda Club	Available	<input checked="" type="checkbox"/>	At the April 2012 survey date existing buildings demolished. Information provided by developer (August 2010) indicates scheme expected to be completed within the next 12 to 24 months. As no construction activity on site, site moved outside the "Five Year" period.
	Moravian Road	Suitable	<input checked="" type="checkbox"/>	
	Kingswood	Achievable	<input type="checkbox"/>	
0113	Bath Street Garage	Available	<input type="checkbox"/>	At the April 2012 survey date site remains occupied by car repair workshop. Information provided by landowner (August 2010) indicates site is "up for sale". Planning application PK11/2491/EXT for extension of time received. As no evidence that development can reasonably be expected to take place at an early date site moved outside the "Five year" period.
	Broad Street	Suitable	<input checked="" type="checkbox"/>	
	Staple Hill	Achievable	<input type="checkbox"/>	
0114	894 to 896	Available	<input checked="" type="checkbox"/>	At the April 2012 survey date no activity on site. Last information provided by landowner (August 2010) indicated that scheme not expected to commence for at least 12 months.
	Filton Avenue	Suitable	<input checked="" type="checkbox"/>	
	Filton	Achievable	<input checked="" type="checkbox"/>	
0117	Part of Playing Field	Available	<input type="checkbox"/>	At the April 2012 survey date site not expected to contribute to housing delivery within the "Five year" period.
	Sir Bernard Lovell School	Suitable	<input checked="" type="checkbox"/>	
	Oldland Common	Achievable	<input type="checkbox"/>	
0120	Land at	Available	<input checked="" type="checkbox"/>	At the April 2012 survey date construction on site well advanced. Site expected to be complete within the next 12 months.
	Abbots Road	Suitable	<input checked="" type="checkbox"/>	
	Hanham	Achievable	<input checked="" type="checkbox"/>	

RLS Ref	Location	Assessment	Commentary	
0122	The Meads Frampton Cotterell	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date construction well advanced. 88 units complete and 32 units under construction some at an advanced stage. Site expected to be complete within the next 5 years.
0123	Sea Stores Kennedy Way Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date development well advanced with over half the site complete. Whole site expected to be complete with the next 5 years.
0125	Land at Newnham Place Patchway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date South Gloucestershire's Housing Enabling Team was working with Western Challenge 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.
0126	Land off Oaktree Avenue Pucklechurch	Available Suitable Achievable	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	At the April 2012 survey date planning application submitted for the erection of 56 units and a doctors surgery. Negotiations regarding the scheme are well advanced. Sovereign Housing Group, the developers of the residential element of the scheme originally confirmed that on the basis of an early start date, it is reasonable to assume completion of the site within the "Five year" period. Site however subject to "Village Green" application, therefore, completions excluded from the "Five year" period.
0127	Mount Pleasant Farm Longwell Green	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date no activity on site. Letter received from Sovereign Housing Association (January 2011) indicating that they are keen to start construction and showing a draft build programme with anticipated completions of 35 units in 2013/2014 and 35 units in 2014/2015.

RLS Ref	Location	Assessment	Commentary	
0128	Fomer Intier Site Bath Road Bitton	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date factory site vacant. Concept Statement process commenced in December 2008 involving stakeholder workshops and community engagement to bring forward an outline application for the site. The delay in bringing forward the Concept Statement to the Council relate to the need to address Environment Agency concerns regarding flood risk, which have now been resolved. The draft document indicates that the site could provide 145 dwellings and a 60-bed care home. The Concept Statement anticipates that an outline application will be submitted and determined within 2011. This is supported further by correspondence (January 2011) from the agents representing the developers. Further revisions to Concept Statement and pre-application discussions ongoing and Full application likely late 2011, therefore all of units expected to be completed within the "Five year" period.
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 2012 survey date site has Outline planning permission PK10/1675/O. The scheme comprises a foodstore, infilling of a quarry and two phases of residential development (Phase 2 is dependent upon works to infill the quarry). The Design and Access Statement submitted with the application (December 2010) includes a Section 7 Implementation and Phasing Schedule which confirms that the first phase of residential development will be completed in the first years of the "Five year" period. Due to the works to infill the quarry Phase 2 completions are not expected until the latter part of the "Five year" period and beyond. Current Reserved Matters application for foodstore and pre-application discussions underway on Phase 1 of the housing development consisting of 70 elderly persons flats. Application also submitted for infilling works to the former quarry.
0130	Land at Whittucks Rd/Abbots Rd Hanham	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date construction on site well advanced with 15 units complete and 15 units under construction. Site expected to be complete within the next 12 to 18 months.
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 2012 survey date resolution to grant planning permission PT10/3060/F subject to S106. Early start on site anticipated with whole site expected to be complete within the early part of the "Five year" period.
0132	Housing Opportunity Thornbury	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date in parallel with the adoption process of the Core Strategy active engagement with the sole developer of the site, Barratt Homes is well established, with the delivery statement again identifying no overriding barriers to delivery. A master planning workshop for all stakeholders and interested parties took place in February 2011, which will lead to the preparation of Supplementary Planning Guidance to inform the planning application for the site which will run in parallel with the Examination in Public. Barratt have submitted a programme for the determination and submission of necessary planning applications which shows potential occupation of the first dwellings early within the Five Year period. Barratt have also confirmed that 80 dwellings per annum is a reasonable delivery programme. Outline planning application PT110/1442/O for 500 dwellings received 06/05/2011.

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0133, 0133a	New Neighbourhood Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date in parallel with the adoption process for the Core Strategy, the Council is actively engaging with the main developer on this site and in support of the allocation has produced a detailed delivery statement. This identifies key constraints but concludes that there are no overriding barriers to prevent construction commencing before the end of the "Five year" period. In support of the Council's commitment to delivery stakeholder masterplanning workshops were held in January 2011 by the Council, by the Developer (Heron) in March and June 2011. These will inform the development of a Supplementary Planning Guidance Document. The document will then be used to support the Council's allocation of this site and will be used to inform future planning applications. Part of site 133a covered by Outline application PK11/0081/O for 250 dwellings (Barratt Developemnts Plc).
0134a, 0134b, 0134c, 0134d	New Neighbourhood Cribbs/Patchway	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date this site is effectively divided into four main areas: Area A - land west of A4018; Area B - land south of Filton Airfield; Area C - Filton Airfield; and Area D - Rest of Cribbs/Patchway Area. The land to the south of the airfield (Area B), which is more readily deliverable is in the control of two developers Redrow and Persimmon Homes, both of which are actively engaing with the Council to bring forward their outline planning applications. The land to the west of the A4018 (Area A) is also readilily developable and could come forward at an early stage. Filton Airfield (Area C) is currently owned by British Aerospace, the airfield is due to close at the end of 2012 and the site is likely to be released for a mix of employment and residential uses. The substantial part of the site is unlikely to be developed until the latter part of the plan period. The rest of the Area (Area D) is likely to see the redevelopment of the current Patchway Trading Estate for residential development with the overall development being integrated with the adjoining retail area of The Mall.
0135	New Neighbourhood East of Harry Stoke	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date in parallel with the adoption process for the Core Strategy, the Council is actively engaging with the main developer on this site and in support of the allocation has produced a detailed delivery statement. This identifies key constraints but concludes that there are no overriding barriers to prevent delivery. In support of the Council's commitment to delivery a stakeholder masterplanning workshop took place in May 2011, which will inform the development of a Supplementary Planning Guidance Document. The document will then be used to support the Council's allocation of this site and will be used to inform future planning applications. Given that planning decisions based upon the Core Strategy will be implementable in 2012, there is at least 3 years between that date and the assumptions for first completions on this site to bring forward and approve applications which is wholly realistic and reasonable.
0136	land off Harolds Way Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date planning permission PK10/1593/O recently granted. Site considered capable of development within "Five Year" period.
0137	Hill View and Hill Top Woodstock Road Kingswood	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date Outline planning permission PK11/0690/O recently granted. Scheme anticipated to be complete within the "Five Year" period.

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0138	Frenchay Hospital Park Road Frenchay	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At April 2012 survey site Outline planning application for the redevelopment of the hospital site for a mix of residential and community uses including a Community Hospital expected mid 2012. Development will follow the closure of the hospital and transfer to the new South Mead Hospital in 2014. Indicative proposals show approximately 450 dwellings the first of which are anticipated to be completed within the "Five Year" period.
0139	Former Coopers Works Westerleigh Road Yate	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date existing factory premises demolished and planning application PK12/0837/F for the erection of 49 dwellings and 44 elderly persons flats and 1 x B1 office building submitted. New retirement flats being marketed. Site considered capable of being developed within the "Five Year" period.
0140	Rear of 60 Wotton Road Charfield	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date site preparation works commenced. Anticipated completion within the "Five Year" period.
0141	Land at Savages Wood Road Bradley Stoke	Available Suitable Achievable	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	At the April 2012 survey date all units were under construction. Site expected to be complete within the next 12 to 18 months.
142	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 2012 survey date no activity on site. Development anticipated within the five year period.