



# **South Gloucestershire Council Core Strategy EIP**

## **Matter 8 - Provision and Distribution of Housing**

### **Hearing Statement**

**May 2012**



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## 1.0 Introduction

### 1.1 Background

- 1.1.1 This EIP Hearing Statement is submitted by WYG Planning & Environment on behalf of our client, Bloor Homes Limited.
- 1.1.2 WYG Planning & Environment are promoting sites on behalf of Bloor Homes Limited at both Engine Common, Yate and Morton Way, North East Thornbury for 210 houses and approximately 350 houses respectively.
- 1.1.3 A full planning application has now been submitted by Bloor Homes' and its development partner, Sydney Freed (Holdings), on the site at Engine Common, Yate for a mixed use development comprising 210 new homes, 3243 sq metres of new employment floorspace and a new clubhouse for Yate Town Football Club.

## 2.0 Housing Provision

### 2.1 Would the Council's modified Plan (December 2011) result in a serious undersupply of housing?

- 2.1.1 Yes. The Council's draft Core Strategy Policy CS15 proposes a total of up to 26,435 new homes in the period 2006 to 2027. The Council's use of the wording 'up to' would suggest that lower levels of housing are likely to be achieved across the identified sites, but even the achievement of this total housing figure would result in a serious undersupply of housing.
- 2.1.2 The NPPF places great emphasis on increasing, significantly, the delivery of new homes with a specific requirement for local authorities to have a sufficient evidence base to ensure that their Local Plan meets the full requirements for market and affordable housing.

#### ***The Appropriate level of Housing to Meet Objectively Assessed Housing Need***

- 2.1.3 The Council's proposed level of housing in its emerging Core Strategy does not correlate with any of the proposed housing provision figures for South Gloucestershire that were put forward during the





various stages of production of the Regional Strategy. The comparison table of the previous figures is provided in the table below (and it should be noted that these figures are all to 2026).

<b>Table 2.1:</b> Additional Housing Provision previously set by the Draft RSS process for South Gloucestershire		
Draft RSS Allocation 2006-2026	Draft RSS Panel Modifications 2006-2026	Secretary of State Proposed Changes 2006-2026
23,000	30,800	32,800

2.1.4 These figures were all prepared and updated on the basis of evidence on housing need and the Secretary of State Proposed Changes reflected the then latest 2004 Household Projections.

2.1.5 The NPPF includes reference to providing housing to meet household and population projections. A copy of the latest Office for National Statistics household projections (projections by District/UA) was published in December 2009 (based on 2008 population data) and the figures for South Gloucestershire are provided below.

<b>Table 2.2- Household estimates and projections by district, England, 2001- 2031 (thousands)</b>								
	2006	2007	2008	2013	2018	2023	2028	2033
South Glos	105	106	107	115	124	132	140	147

2.1.6 Whilst the latest household projections do not provide a specific figure for 2027 (the Core Strategy end date), taking the 2023 and 2028 figures and annualising the increase in households in that period, the data identifies that between 2006 and 2027 (the Core Strategy period) there is predicted to be a need for an additional 33,400 households, over 6,000 more households than being proposed by South Gloucestershire Council. That is a significant shortfall.

2.1.7 Whilst South Gloucestershire Council has produced a Supplementary Housing Paper (December 2011) which includes a study of the ONS projections, no alternative figures have been provided. Instead, the Council’s Core Strategy housing figure remains based on the potential housing supply





that can be achieved from its identified sites for development rather than a objective assessment of need following by an identification of appropriate sites to meet that need.

- 2.1.8 To provide a further up-to-date assessment of housing need, Bloor Homes, in conjunction with other major house builders has commissioned the production of a Chelmer Model which predicts household growth in the District against both demographic led (using average annual net in-migration levels) and economic led scenarios (using the Council’s proposed job creation figure of 21,900 new jobs). The data from that modelling is contained at **Appendix A** with the new household projections as follows:

Demographic-led scenario	28,315
Economic-led scenario	35,149

- 2.1.9 The Council’s proposed Core Strategy housing figure of up to 26,435 as set out in policy CS15 is much lower than the most recent RSS housing figure, the latest ONS population projections and the recent Chelmer Model household figures. On the basis of this evidence it is clear that the Council’s proposed housing strategy would result in a serious undersupply.

***The NPPF: A Requirement to Demonstrate a Five-Year Housing Land Supply***

- 2.1.10 When considering whether the Council’s draft housing policy would result in an undersupply of housing, it is also relevant to consider the NPPF’s requirement to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing.





- 2.1.11 The Annual Monitoring Report 2011 (AMR) sets out the Council’s latest position as it sees it with regards to five-year housing land supply. The Report states that a 4.96 year supply of housing land can be demonstrated.
- 2.1.12 The Council’s anticipated housing delivery assumptions for a number of sites as set out in its 2011 AMR at are considered to be unrealistic. In addition, the NPPF has also introduced the need for a five-year land supply plus 5% to be demonstrated to ensure choice and competition in the market. The NPPF also requires local planning authorities who have a persistent under delivery of housing to increase the buffer from 5% to 20%.
- 2.1.13 The table contained at **Appendix B** provides a critical analysis of the Council’s ‘Actual and Expected House Completions’ table from its AMR. Where delivery figures have been questioned and amended, rows from the Council’s table have been highlighted in blue. Reasoning for any changes made are outlined in the final ‘comments’ column. For the purposes of this exercise, an allowance for windfall sites to contribute 150 houses per annum has been included which has been taken from the Council’s December 2011 draft Core Strategy. I comment on windfall sites in more detail later in this statement.
- 2.1.14 Using the amended housing delivery figure of 5,159 houses in the period 2012-2017, and including an additional 20% buffer on the required five-year housing numbers (which I justify at paragraphs 2.4.1-2.4.4), the table contained at **Appendix C** shows the five-year land supply position under this scenario. The results are summarised below.

Housing Figure and Source	Number of Years Supply
Local Plan Figure (Including Extrapolated provision 2006 to 2027)	3.07
Core Strategy Figure (2006-2027)	3.01
Draft RSS (Option 1) (2006-2026)	3.34
RSS Panel Report (2006-2026)	2.33





SS Proposed Changes to Draft RSS (2006-2026)	2.16
Population Projections (based on 2008 data)	2.27
Chelmer demographic-led scenario	2.77
Chelmer economic-led scenario	2.14

**Table 2.4:** Review of South Gloucestershire Council’s 5-year housing land supply (based on WYG’s analysis of the Council’s sites and delivery rates outlined in the Annual Monitoring Report (December 2011) with an additional buffer of 20%)

- 2.1.15 As can be seen from the above table, the Council is unable to demonstrate a five-year supply in all of the housing requirement scenarios with a substantial shortfall in all cases including only a 3.01 year supply against the Council’s draft Core Strategy housing figure and 2.27 year supply against the latest Government household projections.
- 2.1.16 Our analysis shows that the Council’s current Draft Policy CS15 will result in both a significant undersupply of housing in the short term and over the entire plan period.





**2.2 How significant are current economic circumstances on the overall level of housing that is feasible during the plan period – could the amount of housing proposed in either the draft Regional Strategy or the Secretary of State’s proposed alterations be delivered if targets were increased to these levels?**

2.2.1 The large volume of sites being promoted across the District provides evidence that there is an appetite to progress development in the District.

2.2.2 The biggest barrier to housing delivery and growth is a lack of identified housing sites and an ineffective planning system whereby the pursuit of planning applications are expensive and time consuming.

2.2.3 Furthermore, there are two main policy themes currently being pursued by the Council that will reduce the prospects of achieving the overall level of housing needed in the area. These are:

- The identification of an insufficient number of housing sites; and
- The reliance on a small number of large strategic sites in order to achieve the Council’s housing targets.

2.2.4 If the Council considers that the current economic circumstances provide reason to identify a lower level of housing sites across the District, then that negative planning policy stance will undoubtedly be a self fulfilling prophecy that will result in lower levels of housing being achieved. The current economic circumstances should actually act as a catalyst for the Council to provide the positive planning framework through the identification of a wide range of housing sites to allow the market the opportunity to achieve increased levels of housing growth.

2.2.5 Furthermore, the Council’s reliance on a small number of large strategic sites will also result in the delivery of housing within a single area where there will only be a finite market appetite with limited competition and choice. The Council should be looking to identify a range of housing sites to provide greater market choice which will in turn result in increase housing delivery.







### 2.3 Is the phasing of housing realistic and deliverable?

2.3.1 No. The previous analysis of the Council's five-year housing land supply shows that the Council's general delivery assumptions across a number of sites are unrealistic and there is an overreliance on large strategic sites where the Council has an ongoing record of poor delivery and performance.

2.3.2 The Council's poor performance in delivering large strategic sites is highlighted in the table contained at **Appendix D** which provides an analysis of the delivery of strategic housing sites identified by South Gloucestershire Council in its current local plan. It details when applications on those sites were submitted and when they were subsequently determined.

2.3.3 My analysis shows that the shortest period for the determination of a planning application submitted for one of the Council's housing allocation sites was 10 months with the longest determination currently 4 years and 7 months. There are other applications at Emerson's Green that were submitted in 2004 and 2005 that remain undetermined although I understand that S106 legal Agreements are due to be signed shortly.

2.3.4 A good example to look at to consider whether the Council's proposed phasing is realistic and deliverable is the level of housing proposed at Cribbs/Patchway. Policy CS15 states that the following level of housing will be delivered from that site:

	2011/12-2015/16	2016/17-2020/21	2021/22-2026/27
Cribbs/Patchway proposed Housing Delivery	100	1,030	4,570
Annual Delivery	50 (assuming first house completion in 2015)	206	762

2.3.10 The table shows that Council is proposing to deliver 4,570 houses at Cribbs/Patchway in the period 2021-2027 which represents an annual build rate of 762 houses. That level of housing at a single location is, as highlighted in table 2.5 below, higher than the Council's total annual delivery of housing per annum in many years in the period 2001-2011 and is unrealistic. In addition, using





annual average build rates per site per developer of about 35 houses, that level of delivery would require over 20 house builders to be operating at the site at the same time all competing for a limited market for that number of houses in broadly the same location. The Council's unrealistic phasing and delivery rates presents even greater barriers to the provision of the required level of housing.

## 2.4 Should the Council provide an additional 5% or 20% in excess of a 5 year housing land supply as required by the Planning Framework?

2.4.1 Since 2001, South Gloucestershire Council has continuously failed to meet the average annual housing requirements based on the Local Plan and draft Core Strategy figures.

2.4.2 The Council's Annual Monitoring Reports from 2007 onwards include graphs that demonstrate this shortfall (see **Appendix E**). Indeed, a clear indication that the Council recognises its under delivery in the then local plan period is shown by the graph contained in the 2009 AMR where the Council included an adjusted annualised target of 1362 accounting for previous under provision. This persistent shortfall is illustrated in a table 7.5 below

**Table 2.5- Housing Delivery Since 2001 in Comparison to Annual Targets (Figures taken from the Council's Annual Monitoring Reports 2007-2011)**

Year	Average Annual Requirement Based on Local Plan/Core Strategy	Completions	Surplus/Deficit	% of Housing Delivered
2001/2002	1184	826	-358	-30%
2002/2003	1184	942	-242	-20%
2003/2004	1184	748	-436	-37%
2004/2005	1184	546	-638	-54%



2005/2006	1184	636	-548	-46%
2006/2007	1184	689	-495	-42%
2007/2008	1184	1003	-181	-15%
2008/2009	1184	916	-268	-23%
2009/2010	1075	742	-333	-31%
2010/2011	1075	714	-361	-34%
<b>Total</b>	<b>11622</b>	<b>7762</b>	<b>-3860</b>	<b>-33%</b>

2.4.3 From 2001 to 2011, the Council delivered a total of 7,762 houses as opposed to the 11,622 houses required. This represents a significant short fall of 3860 houses and an under delivery of 33%.

2.4.4 There is clear evidence of persistent under delivery and, therefore, full justification for a 20% buffer to be required.



## **2.5 Is there information to show windfalls should be taken into account as a valid source of housing land supply?**

- 2.5.1 In the draft Core Strategy (paragraph 10.7b) the Council indicates that it expects windfall sites to contribute 150 houses per annum. However, the Council has produced no evidence to show that previous windfall contributions, minus any previous windfall sites that have come forward on garden land (as required by NPPF paragraph 49), would allow a consistent figure to be included as a contribution to Council's overall housing target.
- 2.5.2 There is certainly no compelling evidence at this stage for the inclusion of a windfall allowance in the first five-years of supply. It is likely to be a number of years before the removal of garden land can be fully assessed and a consistent and valid source of supply can be shown, if at all.
- 2.5.3 The Core Strategy should be providing a clear and positive strategy for the delivery of the District's housing needs from specifically identified sites and there should not be a reliance on an inconsistent and unknown quantity from windfall sites.

## **3.0 Housing Distribution**

### **3.1 Is the distribution of housing proposed in the Core Strategy consistent with sustainable development objectives?**

- 3.1.1 The majority of housing proposed is located with the key urban areas within the District including the urban fringe of Bristol, Yate and Thornbury which are consistent with sustainable development principles.

### **3.2 Is the level of allocation in each of the main locations broadly appropriate having regard to the character of these places?**

- 3.2.1 Our analysis shows that whilst the overall level of housing proposed in these main locations is necessary and that even more sites must be identified in these broad locations to achieve even the level of housing need in the District.
- 3.2.2 That shouldn't mean increasing the size or density of existing proposed allocations as we have already shown that present delivery rates are unrealistic and there is a greater need to provide choice and competition in the housing market. There are additional, appropriate opportunities for





housing, including sites in both Yate and Thornbury which would be appropriate to the character of those places and would contribute to addressing existing issues and imbalances. .

### **3.3 Is there evidence to support opportunities for alternative/additional housing provision in other parts of South Gloucestershire?**

3.3.1 We have shown that there is a need to identify further sites in South Gloucestershire to meet the District's housing need in the plan period. This is likely to include both an assessment of housing opportunities in other parts of the Borough together with opportunities for additional housing provision in the existing broad locations for development such as Yate, Thornbury and the Bristol fringe.

### **3.4 Is there enough flexibility in the Core Strategy for alternative sites to come forward?**

3.4.1 No. The Council's proposed housing policy is very rigid and would not allow alternative sites to come forward.

3.4.2 The Council's reliance on a number of large strategic sites means that should any of those sites fail to progress in a timely manner (as has happened on most large strategic sites previously allocated in the current local plan) then the Council will fall significant short of meeting its current housing numbers (and those are already lower than the actual housing need in South Gloucestershire).

3.4.3 Additional flexibility needs to be introduced to allow sustainable sites in suitable locations which are capable of accommodating additional growth to come forward through the plan period, but particularly early on in order to assist in providing a continuous five-year supply.

3.4.4 Sites that are available to come forward in the short term without the significant infrastructure requirements of large housing sites will provide greater flexibility, greater market choice and will provide such needed housing in the short term whilst larger housing progress towards delivery.





## 4.0 Conclusions

- 4.1.1 On the Matter of Housing Provision and Distribution, the Council's Core Strategy is 'Unsound'.
- 4.1.2 Policy CS15 does not identify sufficient sites to achieve objectively assessed housing needs in the District in both the short term and over the plan period as a whole.
- 4.1.3 To address this problem and to ensure that the Council's Core Strategy is 'Sound' and in accordance with the NPPF's requirement of meeting objectively assessed housing needs, additional housing sites must be identified and included within Policy CS15.
- 4.1.4 In addition, the Council's current reliance on a number of large strategic sites must be addressed through the identification of sites that are available to deliver housing in the short term. Such sites will complement existing larger housing and, rather than restricting housing delivery to single areas where market appetite will be limited, they will provide greater housing choice as advocated by the NPPF.
- 4.1.5 Bloor Homes has recently submitted a full planning application for 210 houses at Engine Common, Yate. The submission of that application demonstrates that the site is suitable and available for development and is one such site that can provide housing in the short term. The suitability of that site for development will be further discussed in our Hearing Statement for Matter 21 'Yate and Chipping Sodbury'.
- 4.1.6 Bloor Home's site at Morton Way, Thornbury is another such site that is available and deliverable in the short term. The suitability of that site for development will be further discussed in our Hearing Statement for Matter 27 'Thornbury'.



## **Appendices**





## **Appendix A – Chelmer Model for South Gloucestershire**





**APPENDIX 1:  
DEMOGRAPHIC-LED SCENARIO  
(NET IN-MIGRATION OF 1,000 PEOPLE PER ANNUM 2006-2027)**

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
Solution control:	POP	MIG	MIG	MIG	MIG	MIG	MIG
Migration control used:	net migration						

OVERVIEW OF DEMOGRAPHIC CHANGE (number)

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>1</b> Total Population (at start of period)	245800	257400	269569	281093	293061	304196	314652
<b>2</b> Total Household population (at start of period)	242759	253991	265678	277421	288660	299497	309774
<b>3</b> Natural change (in household pop)	4981	6683	6746	6238	5840	5269	3904
<b>4</b> Net migration (in household pop)	6249	5000	5000	5000	5000	5000	5000
<b>5</b> Total Household population (at end of period)	253991	265678	277421	288660	299497	309774	318676
<b>6</b> Total communal population (at end of period)	3409	3891	3672	4401	4699	4878	4878
<b>7</b> Total population (at end of period)	257400	269569	281093	293061	304196	314652	323554
<b>8</b> Labour force (at end of period)	144390	146715	150445	153001	155102	157497	161991
<b>9</b> Total households (at end of period)	104896	110801	117301	124432	131383	137975	143564
<b>10</b> Dwellings (at end of period)	106819	112832	119451	126713	133791	140504	146195

CHANGE IN POPULATION: Total population at end of period (number)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>11</b> 0-15	50940	49780	50394	51710	54296	55924	56805	57662
<b>12</b> 16-24	23760	30320	33426	36426	34566	34854	37299	38152
<b>13</b> 25-34	35400	31600	32899	36398	40732	43496	41164	41941
<b>14</b> 35-44	39700	42100	37448	32179	33480	36935	41322	43897
<b>15</b> 45-54	33000	33400	38408	40525	35724	30776	32058	35483
<b>16</b> 55-64	27600	30900	30374	30516	35324	37478	32985	28049
<b>17</b> 65-70	12600	13380	16071	17358	16217	17641	20991	20761
<b>18</b> 71-84	18900	21420	23972	27626	31746	33622	34809	37640
<b>19</b> 85+	3900	4500	6577	8355	10976	13470	17219	19969
<b>20</b> Total	245800	257400	269569	281093	293061	304196	314652	323554

CHANGE IN POPULATION: Male population at end of period (number)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>21</b> 0-15	26320	25640	25974	26472	27781	28619	29081	29521
<b>22</b> 16-24	12280	16160	17997	19769	18756	18843	20073	20514
<b>23</b> 25-34	17300	15700	17300	19878	22427	23980	22780	23076
<b>24</b> 35-44	20000	20800	18236	15954	17591	20095	22621	24120
<b>25</b> 45-54	16400	16800	19534	20073	17396	15257	16845	19318
<b>26</b> 55-64	13800	15400	14986	15391	18000	18569	16116	14034
<b>27</b> 65-70	6060	6520	7791	8332	7786	8881	10391	9976
<b>28</b> 71-84	8240	9580	10815	12366	14193	14960	15741	17319
<b>29</b> 85+	1100	1400	2215	3024	4232	5164	6716	7853
<b>30</b> Total	121500	128000	134848	141259	148162	154368	160364	165731

**APPENDIX 1:  
DEMOGRAPHIC-LED SCENARIO  
(NET IN-MIGRATION OF 1,000 PEOPLE PER ANNUM 2006-2027)**

CHANGE IN POPULATION: Female population at end of period (number)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>31</b> 0-15	24620	24140	24420	25238	26515	27305	27723	28141
<b>32</b> 16-24	11480	14160	15429	16657	15810	16011	17227	17638
<b>33</b> 25-34	18100	15900	15599	16520	18305	19516	18384	18865
<b>34</b> 35-44	19700	21300	19212	16225	15889	16840	18701	19777
<b>35</b> 45-54	16600	16600	18874	20452	18328	15519	15213	16165
<b>36</b> 55-64	13800	15500	15388	15125	17324	18909	16869	14015
<b>37</b> 65-70	6540	6860	8281	9026	8431	8761	10600	10786
<b>38</b> 71-84	10660	11840	13156	15260	17553	18661	19068	20320
<b>39</b> 85+	2800	3100	4362	5331	6744	8306	10503	12116
<b>40</b> Total	124300	129400	134721	139834	144899	149828	154288	157823

CHILD POPULATION: Child population at end of period (number)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>41</b> 0-3	12240	11520	13046	13624	13749	14031	14243	14430
<b>42</b> 4-10.	22820	21680	20836	22632	23822	24195	24568	24939
<b>43</b> 11-15.	15880	16580	16511	15454	16724	17698	17994	18293
<b>44</b> 16-17	5680	6760	8047	7666	7241	7926	8259	8318
<b>45</b> 0-17	56620	56540	58440	59376	61536	63850	65064	65980

CHILD POPULATION YIELD: Child population per 100 households at end of period (per 100)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>46</b> 0-3	0	11	12	12	11	11	10	10
<b>47</b> 4-10.	0	21	19	19	19	18	18	17
<b>48</b> 11-15.	0	16	15	13	13	13	13	13
<b>49</b> 16-17	0	6	7	7	6	6	6	6
<b>50</b> 0-17	0	54	53	51	49	49	47	46

CHANGE IN THE LABOUR FORCE: Total labour force at end of period (number)

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>51</b> 0-15	1593	2072	1972	1865	2042	2127	2142
<b>52</b> 16-24	21334	22078	24676	23449	23299	25036	25677
<b>53</b> 25-34	29556	29862	33165	37179	39663	37553	38264
<b>54</b> 35-44	38051	34870	29967	31199	34483	38553	41018
<b>55</b> 45-54	30481	35566	37415	32887	28366	29703	32947
<b>56</b> 55-64	19820	19038	19715	23050	23662	20289	17648
<b>57</b> 65-70	2805	2609	2790	2566	2855	3407	3301
<b>58</b> 71-84	750	620	745	806	732	829	994
<b>59</b> 85+	0	0	0	0	0	0	0
<b>60</b> Total	144390	146715	150445	153001	155102	157497	161991

HOUSEHOLDS AT END OF PERIOD BY HOUSEHOLD TYPE (number)

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>61</b> Single	13232	15413	18377	21572	24514	27227	27994
<b>62</b> Couple	65952	67658	69726	72419	75125	77695	80659
<b>63</b> Previously married	25712	27730	29198	30441	31743	33053	34911
<b>64</b> Total	104896	110801	117301	124432	131383	137975	143564

**APPENDIX 2:  
ECONOMIC-LED SCENARIO  
(RESIDENT LABOUR FORCE GROWTH OF 21,900 PEOPLE, 2006-2027)**

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
Solution control:	POP	MIG	MIG	MIG	MIG	MIG	MIG
Migration control used:	net migration						

OVERVIEW OF DEMOGRAPHIC CHANGE (number)

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>1</b> Total Population (at start of period)	245800	257400	273067	288579	304985	320884	336263
<b>2</b> Total Household population (at start of period)	242759	253991	269176	284907	300584	316185	331385
<b>3</b> Natural change (in household pop)	4981	6683	7230	7171	7103	6702	5438
<b>4</b> Net migration (in household pop)	6249	8500	8500	8500	8500	8500	8500
<b>5</b> Total Household population (at end of period)	253991	269176	284907	300584	316185	331385	345320
<b>6</b> Total communal population (at end of period)	3409	3891	3672	4401	4699	4878	4878
<b>7</b> Total population (at end of period)	257400	273067	288579	304985	320884	336263	350198
<b>8</b> Labour force (at end of period)	144390	149100	155384	160535	165283	170525	178050
<b>9</b> Total households (at end of period)	104896	112012	120046	128921	137710	146221	153821
<b>10</b> Dwellings (at end of period)	106819	114065	122247	131284	140235	148901	156641

CHANGE IN POPULATION: Total population at end of period (number)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>11</b> 0-15	50940	49780	50898	53082	56924	59993	62084	63846
<b>12</b> 16-24	23760	30320	34508	37926	36256	36831	39909	41673
<b>13</b> 25-34	35400	31600	33788	38631	44107	47305	45184	46292
<b>14</b> 35-44	39700	42100	37916	33282	35473	40263	45784	48790
<b>15</b> 45-54	33000	33400	38651	41104	36767	32443	34607	39349
<b>16</b> 55-64	27600	30900	30519	30837	35881	38363	34321	29996
<b>17</b> 65-70	12600	13380	16133	17493	16436	17971	21470	21446
<b>18</b> 71-84	18900	21420	24077	27869	32113	34142	35514	38587
<b>19</b> 85+	3900	4500	6577	8355	11028	13573	17390	20219
<b>20</b> Total	245800	257400	273067	288579	304985	320884	336263	350198

CHANGE IN POPULATION: Male population at end of period (number)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>21</b> 0-15	26320	25640	26230	27175	29131	30706	31789	32692
<b>22</b> 16-24	12280	16160	18491	20465	19548	19783	21338	22248
<b>23</b> 25-34	17300	15700	17740	20940	24013	25775	24683	25148
<b>24</b> 35-44	20000	20800	18504	16567	18644	21763	24809	26515
<b>25</b> 45-54	16400	16800	19671	20406	17996	16195	18217	21295
<b>26</b> 55-64	13800	15400	15066	15570	18312	19071	16876	15123
<b>27</b> 65-70	6060	6520	7821	8401	7902	9058	10652	10356
<b>28</b> 71-84	8240	9580	10852	12455	14341	15188	16067	17778
<b>29</b> 85+	1100	1400	2215	3024	4248	5196	6774	7945
<b>30</b> Total	121500	128000	136590	145003	154135	162735	171205	179100

**APPENDIX 2:  
ECONOMIC-LED SCENARIO  
(RESIDENT LABOUR FORCE GROWTH OF 21,900 PEOPLE, 2006-2027)**

CHANGE IN POPULATION: Female population at end of period (number)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>31</b> 0-15	24620	24140	24667	25906	27794	29286	30295	31154
<b>32</b> 16-24	11480	14160	16018	17462	16707	17049	18571	19425
<b>33</b> 25-34	18100	15900	16048	17691	20094	21530	20501	21144
<b>34</b> 35-44	19700	21300	19412	16715	16829	18500	20975	22275
<b>35</b> 45-54	16600	16600	18980	20698	18771	16248	16390	18054
<b>36</b> 55-64	13800	15500	15453	15267	17569	19292	17445	14873
<b>37</b> 65-70	6540	6860	8312	9093	8534	8913	10818	11089
<b>38</b> 71-84	10660	11840	13225	15413	17772	18954	19447	20810
<b>39</b> 85+	2800	3100	4362	5331	6780	8377	10616	12274
<b>40</b> Total	124300	129400	136477	143576	150850	158149	165058	171098

CHILD POPULATION: Child population at end of period (number)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>41</b> 0-3	12240	11520	13224	14214	14738	15324	15720	16064
<b>42</b> 4-10.	22820	21680	21010	23153	25001	26053	26952	27668
<b>43</b> 11-15.	15880	16580	16663	15714	17184	18614	19412	20115
<b>44</b> 16-17	5680	6760	8188	7847	7466	8240	8779	9038
<b>45</b> 0-17	56620	56540	59085	60928	64389	68231	70863	72885

CHILD POPULATION YIELD: Child population per 100 households at end of period (per 100)

	1996-2001	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>46</b> 0-3	0	11	12	12	11	11	11	10
<b>47</b> 4-10.	0	21	19	19	19	19	18	18
<b>48</b> 11-15.	0	16	15	13	13	14	13	13
<b>49</b> 16-17	0	6	7	7	6	6	6	6
<b>50</b> 0-17	0	54	53	51	50	50	48	47

CHANGE IN THE LABOUR FORCE: Total labour force at end of period (number)

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>51</b> 0-15	1593	2109	2019	1923	2123	2262	2328
<b>52</b> 16-24	21334	22848	25753	24653	24680	26804	28058
<b>53</b> 25-34	29556	30665	35175	40206	43077	41158	42170
<b>54</b> 35-44	38051	35308	30995	33053	37572	42702	45570
<b>55</b> 45-54	30481	35794	37954	33858	29920	32074	36535
<b>56</b> 55-64	19820	19133	19927	23424	24257	21191	18957
<b>57</b> 65-70	2805	2620	2811	2604	2909	3487	3414
<b>58</b> 71-84	750	623	750	814	745	847	1018
<b>59</b> 85+	0	0	0	0	0	0	0
<b>60</b> Total	144390	149100	155384	160535	165283	170525	178050

HOUSEHOLDS AT END OF PERIOD BY HOUSEHOLD TYPE (number)

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
<b>61</b> Single	13232	15720	19116	22807	26253	29466	30655
<b>62</b> Couple	65952	68395	71356	75045	78798	82462	86624
<b>63</b> Previously married	25712	27898	29575	31068	32659	34293	36542
<b>64</b> Total	104896	112012	120046	128921	137710	146221	153821



**Appendix B – Analysis of South Gloucestershire’s  
‘Actual and Expected House  
Completions’ table from its AMR**





0036a	GHQ, Emersons Green									50	190	190	190	190	190	190	190	190	190	190	190	190	190	40	1990	Outline application only submitted at this stage with S106 signing expected shortly. Discussions have been held with the developer who has confirmed an anticipated commencement year of 2013 and the involvement of other housebuilders to build approximately 240 units per annum. Delivery rates are expected across the whole Emerson's Green site (including the Gateway site below). Whilst we are of the view that these sales targets are ambitious, the start year and delivery rates have been adjusted to reflect these discussions and the figures should be read in conjunction with the Gateway site below.
0036b	Gateway Site, Emersons Green									0	50	50	50	50	50	50	50	50	50	50	50	50	50	50	400	As above, outline application only submitted at this stage with S106 signing expected shortly. The annual delivery rates for discussed above for the GHQ site are expected to across the whole Emerson's Green site
0127	Mount Pleasant Farm, Longwell Green									35	35														70	
0129	Barnhill Quarry, Chipping Sodbury									25	25			30	30	30	30								170	
0130	Land at junction of Whitucks Road and Abbots, Road Hanham									17	17														34	
0132	North of Park Farm, Thornbury											20	60	80	80	80	80								400	Outline application pending determination. However, many issues remain unresolved and changes to application are expected to be required. This is also a site that is to be considered during the course of the Core Strategy EIP. The Council's anticipated housing delivery on this site is therefore unrealistic and the figures have been adjusted accordingly. The outline application is for 'up to 500 houses' and present density to achieve that figure is inappropriate. Overall housing numbers are expected to be reduced, with approximately 400 considered more realistic. Assuming 2 developers will build 10 homes per housebuilder in the first year, 30 homes per housebuilder in the second year and 40 homes per housebuilder in the third and subsequent years- start year delayed, annual delivery reduced and overall numbers reduced.
0133	New neighbourhood - Yate													52	132	208	208	208	208	364	364	364	292	300	2700	Outline application for 250 houses on part of the site submitted at Peg Hill - currently progressing through non-determination appeal. Anticipated delivery may be achievable, depending on the outcome of the appeal. Numbers not adjusted.
0134	New neighbourhood - Cribbs/Patchway											40	60	206	206	206	206	206	160	160	160	160	150		1920	We note the Core Strategy increases the overall number of dwellings to 5,700, albeit this is unlikely to impact on the 5 year housing land supply and will start to have an impact on housing delivery numbers later in plan period. Draft Core Strategy requires adoption of a masterplan as an SPD and for subsequent applications to demonstrate accordance with that masterplan. Adoption of the SPD is anticipated at the end of 2012. The Council's anticipated year of first completions and annual delivery is considered unrealistic and the Dec 2011 Core Strategy confirms expected delivery of 100 houses in period 2011-2016, 1,030 in period 2016-2021 (206 per annum) and 4,570 in the period 2021-2027 (761 per annum). Delivery rates in later years appear unrealistic and evidence from Northfield, Filton shows that there market for dwellings from this single location will be limited. Despite question marks over deliver rates in later years, we have taken the Council's anticipated delivery rates for the next 5-years. The start date and delivery rates have been adjusted accordingly.
0135	New neighbourhood - East of Harry Stoke																								2000	Allocated for development in the Draft Core Strategy. No application submitted to date but commencement of delivery in 2015/16 considered possible. No change.
0125	Newnham Place, Patchway										10														10	
0126	Oaktree Avenue, Pucklechurch															20	36								56	
0128	Intier Site, Biton											20	40	40	40										140	Note - having spoken to Council, we are not aware of any application to date. Delivery likely to be delayed but assumed most housing will still be delivered within 5 years although annual housing delivery rates have been adjusted to represent anticipated delivery from a single housebuilder.
0131	Land off Catbrain Hill, Cribbs Causeway									35	15														50	Note - having spoken to Council, we are not aware of any application. Delivery likely to be delayed but assumed will still be delivered within 5 years. No change
0136	Frenchay Hospital														50	100	100	100	100						450	
	Additional SHLAA sites																			178	135	12			325	
	Windfall Site Allowance									150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	2100	five year supply where evidence of consistent delivery is available. However, an allowance will need to be made to take account of windfall sites that would have previously come forward on garden land. It is for the Council to produce the necessary evidence to justify any windfall allowance but an initial figure of 150 per annum (taken from the Council's December 2011 Core Strategy paragraph 10.7b) has been included for now.
		0	90	107	57	317	934	557	908	1210	1162	1322	1547	1643	1630	1509	1463	1629	1421	950	762	570		19788		

Difference compared to Council's 2011 AMR

0 0 0 0 0 0 -332 -358 -367 -430 -295

- Sites with planning permission
- Sites allocated, awaiting S106s or in the Core Strategy
- Sites currently progressing through the development management process
- Sites where WYG has made changes to the AMR delivery figures

5 Years Supply Total (2012-2017)	5159
Total difference compared to 2011 AMR	-1782

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## **Appendix C – WYG Five-Year Land Supply Table for South Gloucestershire**







**APPENDIX C  
 BLOOR HOMES LTD AND SYDNEY FREED (HOLDINGS)  
 LAND AT ENGINE COMMON, YATE  
 REVIEW OF SOUTH GLOUCESTERSHIRE COUNCIL'S 5-YEAR HOUSING LAND SUPPLY (BASED ON THE COUNCIL'S SITES AND  
 DELIVERY RATES OUTLINED IN THE ANNUAL MONITORING REPORT (DECEMBER 2011) - WITH AN ADDITIONAL 20% BUFFER  
 May-12**

	Local Plan Figure (Including Extrapolated provision 2006-2027)	Core Strategy Figure (2006-2027)	Draft RSS (Option 1) (2006-2026)	RSS Panel Report (2006-2026)	SS Proposed Changes to Draft RSS (2006-2026)	CLG Household Projections (based on 2008 data) (2006-2027)	Chelmer Model (demographic-led household projections)	Chelmer Model (economic-led household projections)
<b>Total Net Provision Required</b>	36704	26435	23000	30800	32800	33400	28315	35149
<b>Net Provision delivered in plan period to 2012</b>	15688	4998	4998	4998	4998	4998	4998	4998
<b>Total Net Provision required 2012-end of plan period</b>	21016	21437	18002	25802	27802	28402	23317	30151
<b>Number of Years Remaining to end of the plan period</b>	15	15	14	14	14	15	15	15
<b>Remaining annualised provision</b>	1401	1429	1286	1843	1986	1893	1554	2010
<b>Five Year Housing Requirement 2012-2017 plus 5% buffer</b>	8406	8575	7715	11058	11915	11361	9327	12060
<b>Total Identified Five Year Supply (Based on 2011 Monitoring Report)</b>	5159	5159	5159	5159	5159	5159	5159	5159
<b>Five Year Supply Surplus or Deficit</b>	-3247	-3416	-2556	-5899	-6756	-6202	-4168	-6901
<b>Five Year Supply as Percentage</b>	61%	60%	67%	47%	43%	45%	55%	43%
<b>Five Year Supply in number of Years</b>	3.07	3.01	3.34	2.33	2.16	2.27	2.77	2.14



# **Appendix D – Analysis of the Delivery of South Gloucestershire Local Plan Housing Sites**



**APPENDIX D  
AN ANALYSIS OF THE COUNCIL'S DETERMINATION OF PLANNING APPLICATIONS FOR LOCAL PLAN HOUSING ALLOCATION SITES**



Site		Type of Application	Reference	Number of Houses	Date Application Submitted	Date of Decision	Length of time between submission and decision
North Field, Filton Aerodrome, Patchway		Outline	PT03/3143/O	2,200	6 October 2003	14 March 2008	4 years, 5 months
South of Douglas Road, Kingswood		Full	PK10/1057/F	334	4 May 2010		Pending S106
North of Douglas Road, Kingswood		Full	PK03/3222/F	138	15 September 2003	7 September 2005	2 years
BAE (Fronting A38) Filton		No application has been submitted	n/a	n/a	n/a	n/a	n/a
Emerson's Green (Land East of the A4174 Avon Ring Road)	GHQ, Emerson's Green	Outline	PK04/1965/O	2550	1 June 2004	Pending	Pending S106
	Gateway Site, Emerson's Green	Outline	PK05/1009/O	400	8 April 2006	Pending	Pending S106
Former Woodstock Special School, Courtney Road, Kingswood		Full	PK07/3006/F	66	6 August 2007	27 April 2009	1 year, 8 months
Waterworks Depot, Soundwell Road, Kingswood		Outline	PK04/1724/O	75	19 May 2004	17 December 2008	4 years, 7 months

**APPENDIX D  
AN ANALYSIS OF THE COUNCIL'S DETERMINATION OF PLANNING APPLICATIONS FOR LOCAL PLAN HOUSING ALLOCATION SITES**



Cloverdale Drive and Cottonwood Drive, Longwell Green	Outline	PK01/0809/O	48	13 March 2001	16 June 2004	3 years, 3 months
Wallscourt Farm (Hewlett Packard), Stoke Gifford	Outline	PT04/0684/O	664	17 February 2004	4 November 2005	1 year, 9 months
Land East of Coldharbour Lane and South of Bristol Business Park, Stoke Gifford	No application submitted to date	n/a	500 (from local plan)	n/a	n/a	n/a
Hortham Hospital, Hortham Lane, Almondsbury	Full	PT06/0865/F	270	22 March 2006	29 March 2007	1 year
Old Colstonians Playing Fields, New Road, Filton	Full	PT06/0164/F	152	16 January 2006	13 November 2006	10 months
Land at Harry Stoke, Stoke Gifford	Outline (At Appeal)	PT06/1001/O	1200	29 March 2006	17 January 2007 (Appeal Decision)	10 months
Coopers Works, Westerleigh Road, Yate	Outline	PK06/2774/O	70	25 September 2006	4 September 2008	2 years