



# **AUTHORITY'S MONITORING REPORT 2018**

**Early Extract 21/12/2018**

**(Including Appendix C – site level commentary)**

**Five Year Land Supply Assessment**

**Covering the period 1 April 2017 - 31 March 2018**

## Covering note:

This document published 21/12/2018 supersedes the version published on 14/12/2018.

Differences since 14/12/18 as follows:

1. Inclusion of Appendix C – site level commentary;
2. Inclusion of additional site (0226 – *Watermore Junior School, Frampton Cotterell*) which was excluded in error. This site is not anticipated to deliver within the first five years so does not impact the five-year land supply position;
3. Correction of NPPF reference at section 3.1. NPPF definition of deliverable is at Annex 2 Glossary. Not para. 73 as noted previously.

# Authority's Monitoring Report

The AMR shows how the council's planning policies have been implemented for the previous financial year and the progress that has been made on the council's planning documents.

The aim of the Authority's Monitoring Report is to provide a concise digest of key statistical information relevant to the assessment of the impact of policies in the Local Plan for South Gloucestershire. The report is produced annually and contains the following:

- a set of 'contextual indicators', which provide the wider social, economic and environmental background to the district;
- a review of progress in implementing the council's Local Plan Delivery Programme (LPDP)
- a range of indicators which monitor the policies in the South Gloucestershire Core Strategy (adopted December 2013), the Policies, Sites and Places DPD (adopted November 2017) and Joint Waste Core Strategy (adopted 2011), which together comprise the Development Plan for the District;
- details relating to the Duty to Co-operate

## **AMR 2018 early extract**

The supply of deliverable sites sufficient to provide five years' worth of housing against the housing requirement is published annually by the council as part of its Authority's Monitoring Report (AMR). However, this year, the council has published this extract of the AMR early as the information is required to support a planning appeal which commences in January 2019.

## **Basis for identifying a supply of specific deliverable sites**

In previous AMRs the Council reported the assessment of its available housing supply against the requirements of the adopted Core Strategy. However, as of December 2018, the Core Strategy is now more than five years old. Therefore, in accordance with the NPPF published in July 2018, the Council has identified and updated a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing supply against its local housing need as defined against the new Standard Methodology.

## **Headline figures**

South Gloucestershire has between **6.26 and 6.28 years' worth of deliverable housing supply** against its local housing need. This is based on:

- An identified supply of **9,210** deliverable homes in the next-five years (2018/19 – 2022/23), in accordance with the 2018 NPPF definition of deliverable sites (NPPF Glossary page 66).
- An annual local housing need (using the standard method for calculating local housing need) of either; **1,402** dwellings per year (based on the CLG 2014-based household projections); or **1,397** (based on the ONS 2016-based household projections).
- A **5% buffer** to ensure choice and competition in the market for land, as the result of the Government's 2018 Housing Delivery Test is anticipated to be above 85%<sup>1</sup>.

Further information and justification for this approach is set out in the supporting technical note.

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<sup>1</sup> The Housing Delivery Test result for 2018 was due to be published by MHCLG in November 2018. At the time of publishing this early extract the HDT has yet to be published. However, information published by MHCLG enables HDT figure for South Gloucestershire to be calculated. In the event that MHCLG provide a different figure once the HDT results are published, the application of the appropriate buffer to apply for the purpose of the 5-year housing land supply calculation will be amended accordingly.

Extract from 2018 AMR

Net additional dwellings in future years; and Managed Housing Delivery

**Table 1 – Five-year land supply calculation based on CLG 2014-based Household Projections**

	<b><u>Numerator (identified supply)</u></b>	<b>Dwellings</b>
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<b><u>Denominator (housing need)</u></b>	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs and 2017 affordability ratios)	<b>1,402</b>
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,472
E)	<b><u>Five-year land supply (A/D)</u></b>	<b>6.26 Years</b>

**Table 2 – Five-year land supply calculation based on ONS 2016-based Household Projections**

	<b><u>Numerator (identified supply)</u></b>	<b>Dwellings</b>
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<b><u>Denominator (housing need)</u></b>	
B)	Standard method for calculating Local Housing Need based on ONS 2016-based HHPs and 2017 affordability ratios)	<b>1,397</b>
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,467
E)	<b><u>Five-year land supply (A/D)</u></b>	<b>6.28 Years</b>

## Commentary

Para. 73 of the National Planning Policy Framework (NPPF, July 2018), requires authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements set out in adopted strategic policies, or against their local housing need [using the standard method for calculating local housing need] where the strategic policies are more than five years old.

As the Council's Core Strategy is now more than five years old, in accordance with the NPPF published in July 2018, the Council has identified and updated a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing supply against its local housing need (LHN) defined using the new standard method for calculating local housing need.

As the Government is yet to confirm the basis of the LHN calculation, Tables 1 and 2 above set out the land supply calculations for South Gloucestershire against the Council's local housing need as established by the Standard Methodology against both:

- The CLG 2014-based HHPs (and 2017 affordability ratios); and
- The ONS 2016-based HHPs (and 2017 affordability ratios).

Based on these approaches the Council can demonstrate between **6.26 and 6.28 years' worth of deliverable housing supply** against its local housing need.

The Council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information. This includes: recent survey data on build progress of large housing sites and feedback/contact between the Council's Development Management, Major Sites Teams and landowners / developers on the likely timescales for the development of their sites to ensure the council is able to show clear evidence that housing completions will begin on site within five years.

To achieve this housing supply has been assessed based on the 2018 NPPF definition of deliverable. Further information on the approach is set out in the supporting technical note at Appendix A.

In accordance with the NPPF South Gloucestershire Council is able to show a five year supply of deliverable housing sites applying the appropriate buffer of 5% based on an anticipated 2018 Housing Delivery Test result of above 85%. Therefore, the strategic policies contained within the Council's adopted development plan are up to date and full weight should be applied to these policies for decision-taking purposes.

**As the Council has a five year supply accordingly it will not apply the tilted balance to planning decisions with effect from 14<sup>th</sup> December 2018.**

Further information and justification for this approach is set out in the supporting technical note at Appendix A.

The monitoring of the future housing supply is detailed in the "2018 Housing Trajectory" (Appendix B) and "2018 Housing Trajectory – Supporting Site Commentary" (Appendix C).

# **APPENDIX A**

## **Five-year Land Supply Technical Note: December 2018**

### **1. Introduction**

Para 73 of the NPPF requires Local Planning Authorities to ... *identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need [using the standard method for calculating local housing need] where the strategic policies are more than five years old...*

This statement sets out South Gloucestershire Council's land supply position as at 14 December 2018.

### **2. Headline figures**

South Gloucestershire has between **6.26 and 6.28 years' worth of deliverable housing supply** against its local housing need. This is based on:

- An identified supply of **9,210** deliverable homes in the next-five years (2018/19 – 2022/23), in accordance with the 2018 NPPF definition of deliverable sites
- An annual local housing need (using the standard method for calculating local housing need) of either; **1,402** dwellings per year (based on the CLG 2014-based household projections); or **1,397** (based on the ONS 2016-based household projections)
- A **5% buffer** to ensure choice and competition in the market for land, as the result of the Government's 2018 Housing Delivery Test is anticipated to be above 85%<sup>1</sup>

Further information and supporting justification for this approach is set out below.

### **3. Further information and supporting justification**

#### **3.1 Identified Supply of Deliverable Sites**

The housing trajectory at Appendix B identifies that (9,210) new homes will be delivered in South Gloucestershire in the next five-year period (2018/19 – 2022/23). Appendix C provides a commentary against each site.

The council has made every effort to ensure that at the time of preparing the AMR its forecasts of housing land supply are robust and incorporate up to date information which meet the new NPPF definition of deliverable<sup>2</sup> to ensure the council is able to show clear evidence that housing completions will begin on site within five years. To achieve this the Council has based its assessment of housing supply as follows:

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<sup>1</sup> The Housing Delivery Test result for 2018 was due to be published by MHCLG in November 2018. At the time of publishing this Technical Note the HDT has yet to be published. However, information published by MHCLG enables HDT figure for South Gloucestershire to be calculated. In the event that MHCLG provide a different figure once the HDT results are published, the application of the appropriate buffer to apply for the purpose of the 5-year housing land supply calculation will be amended accordingly.

<sup>2</sup> **Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (NPPF – Annex 2: Glossary)

## **Approach taken to Full and Reserved Matters Permissions**

...“Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”... (NPPF Annex 2: Glossary).

- Active sites<sup>3</sup> that have previously delivered units against the trajectory and have a minimal number of units remaining to be delivered (under 34) are assumed to complete in their entirety during the 2018/19 monitoring year.
- In the vast majority of cases the delivery forecast is based on information provided by the developer and / or agent
- In the small number of instances where a developer and / or agent has not provided a delivery forecast of an active site, an average unit build out rate of 34 dwellings per annum has been applied. This rate is based on the average number of units delivered on large site ‘Reserve Matter’ applications during the 2017/18 monitoring year. This is regarded as a cautious approach and does not include any adjustments that could be made to take account of factors which could increase the rate of delivery such as density, house type, size of builder etc.
- Where an application is subject of a detailed consent but is not yet active, the developer has provided anticipated lead in times and delivery forecasts thereafter.
- Where a detailed application is subject to a pending approval the case officer has advised on a timescale for determination and the likely outcome. The developer has thereby provided lead in times and delivery forecasts on this basis. This scenario relates mainly to the council’s strategic sites which have been active for a number of years, communication between case officers and developers are ongoing and any potential issues have been overcome before the submission of a detailed permission. It is often the case that the application in question will be that of a developer currently building out other parcels of land at the same location. Please see the sites individual commentary for specific details.

## **Approach taken to Outline Permissions and Allocations**

...“Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”... (NPPF Annex 2: Glossary).

- There are no sites included within the South Gloucestershire Housing Trajectory which have permission in principle or have been identified in a brownfield register except where an outline permission is granted.
- When a strategic site is granted outline permission it appears in the housing trajectory as a whole number, as subsequent detailed permissions are received the balance of the outline reduces. In this instance the case officer has provided detail on the likelihood of this balance coming forward within the 5 year period based on factors such the status of pre-application discussions and emerging detailed applications, land ownership and current presence of the developer on site. Please see the sites individual commentary for more specific details.
- Where an application is subject to outline permission subject to section 106 agreement, the case officer has provided an update on the progress of signing the agreement and any other matters relevant to the progress of the application. The developer has provided anticipated lead in times and a delivery forecast thereafter. Reference to planning performance agreements and planning statements have been made where contribution to the Council’s 5 year supply of housing has been a factor in the decision making process.
- Where an application is subject to outline permission and has a signed s106 agreement, the case officer has provided an update on the progress of the application. The developer has provided anticipated lead in times and a delivery forecast thereafter. Reference to planning performance agreements and planning statements have been made where contribution to the Council’s 5 year supply of housing has been a factor in the decision making process.

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<sup>3</sup> For the purpose of this technical note the term “active site” refers to applications where there is construction activity on site.

### 3.2 Standard method for assessing Local Housing Need (LHN)

The South Gloucestershire Core Strategy (2018-27) became more than five years old on 12 December 2018, therefore in accordance with NPPF para 73., for the purpose of the 5-year housing land supply calculation, the housing need is calculated using the new standard method for calculating Local Housing Need (LHN).

A key component of the LHN calculation are the Government's official household projections that are published for all local authorities every two years.

In September 2018 the latest 2016-based household projections were published by the Office for National Statistics (ONS). However, in October 2018, the Government commenced a '*Technical consultation on updates to national planning policy guidance*'<sup>4</sup> which included a 'short-term' proposal which specifies that the CLG 2014-based household projections should provide the demographic baseline for the assessment of local housing need.

Based on the latest two iterations of the official household projections, the annual Local Housing Need (LHN) figures for South Gloucestershire are as follows:

- LHN based on the ONS 2016-based household projections = **1,397 dwellings per annum**
- LHN based on CLG 2014-based household projections = **1,402 dwellings per annum**

The calculations underpinning these figures are set out at Appendix D. The negligible difference in the housing need figure generated through these different approaches (only 5 dwellings per year) demonstrates that South Gloucestershire's local housing need is in the **region of 1,400 dwellings per-year**.

In accordance with the 'short-term' proposal set out in the Government's recent '*Technical consultation on updates to national planning policy and guidance*' (MHCLG, Oct 2018<sup>5</sup>) the Local Housing Need figure arising from the CLG 2014-based household projections (1,402 dwellings per annum) provides the denominator for the 5-year housing land supply calculation. For reference and further context however, the five-year land supply calculation has been undertaken using both the 2014-based and (most recent) 2016-based household projections.

### 3.3 Defining the Buffer – The Housing Delivery Test (HDT)

The Housing Delivery Test (HDT) will provide the Government's official measure of housing delivery performance at local authority level. It measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data.

The Housing Delivery Test result for 2018 was due to be published by MHCLG in November 2018. At the time of publishing this technical note the HDT has yet to be published. However, information published by MHCLG enables HDT figure for South Gloucestershire to be calculated. In the event that MHCLG provide a different figure once the HDT results are published, the application of the appropriate buffer to apply for the purpose of the 5-year housing land supply calculation will be amended accordingly.

In July 2018 the Government published a 'Rule Book' for how the HDT should be calculated and applied<sup>6</sup>. Officer's interpretation of the Rule Book suggests that the 2018 HDT result for South Gloucestershire is likely to be 131% - so above the required 'pass mark' of 85%, which provides the threshold for whether a higher buffer should be applied. The calculations underpinning this assessment are set out at Appendix E.

<sup>4</sup> *Technical consultation on updates to national planning policy and guidance*' (MHCLG, Oct2018):

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/751810/LHN\\_Consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/751810/LHN_Consultation.pdf)

<sup>6</sup> Housing Delivery Test Measurement Rule Book, July 2018:

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

A Housing Delivery Test result of over 95% means that no consequences will apply for any under-delivery (NPPG Housing and Economic Land Availability Assessment Para. 062). Therefore, in accordance with NPPF paragraph 73 and footnote 39, the appropriate buffer to be applied to the Local Housing Need figure (calculated using the Standard Method) is 5% to ensure choice and competition in the market for land, and the Council is not required to prepare an action plan per paragraph 75 of the NPPF.

This means South Gloucestershire Council is a **5% authority** in respect of any buffer that is applied to providing a minimum of five years' worth of housing supply for the purpose of the 5-year housing land supply calculation.

#### 4. The five-year land supply calculation

The tables below show the land supply calculations based on:

- The CLG 2014 based household projections – the Government's recommended approach (Table 1); and
- The ONS 2016-based household projections - the most recent official projections (Table 2).

**Table 1 – Five-year land supply calculation based on CLG 2014-based Household Projections**

	<b><u>Numerator (identified supply)</u></b>	<b>Dwellings</b>
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<b><u>Denominator (housing need)</u></b>	
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs and 2017 affordability ratios)	1,402
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,472
E)	<b><u>Five-year land supply (A/D)</u></b>	<b>6.26 Years</b>

**Table 2 – Five-year land supply calculation based on ONS 2016-based Household Projections**

	<b><u>Numerator (identified supply)</u></b>	<b>Dwellings</b>
A)	Total identified deliverable supply 2018/19 to 2022/23	9,210
	<b><u>Denominator (housing need)</u></b>	
B)	Standard method for calculating Local Housing Need based on ONS 2016-based HHPs and 2017 affordability ratios)	<b>1,397</b>
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	70
D)	B+C	1,467
E)	<b><u>Five-year land supply (A/D)</u></b>	<b>6.28 Years</b>

Both approaches clearly demonstrate that South Gloucestershire Council has over **six years'** worth of deliverable housing supply against its local housing need. Therefore, in accordance with NPPF Para 73 South Gloucestershire *is* able to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against its Local Housing Need as strategic policies in the adopted Core Strategy are more than five years old.

## The Presumption in favour of sustainable development

In accordance with the NPPF South Gloucestershire Council is able to show a five year supply of deliverable housing sites applying the appropriate buffer of 5% based on an anticipated 2018 Housing Delivery Test score of over 85%. Therefore, the strategic policies contained within the Council's adopted development plan are up to date and full weight should be applied to these policies for decision-taking purposes. This means approving development proposals that accord with the up-to-date development plan as per paragraph 11c of the NPPF. **The Council regards this as a material consideration of great weight and accordingly will not apply the tilted balance to planning decision with effect from 14<sup>th</sup> December 2018.**

## Appendix B – Housing Trajectory











## Appendix C – Site by site commentary

2018 Housing Trajectory – Supporting Site Commentary

RLS Ref	Planning Applications Number	Address	Site Commentary
0008	PT03/3143/O	Charlton Hayes (PT03/3143/O)	Balance + 1 (an additional unit came forward as part of the RMs)
0008g	PT16/1319/RM	Charlton Hayes (PT16/1319/RM) - Bovis [H3, H4, H5]	Bovis have not provided information on an anticipated forecast, therefore the average build out rate of 34 units has been used for the remainder of the build - This rate is based on the average number of units delivered on large site 'Reserve Matter' applications during the 2017/18 monitoring year. This is regarded as a cautious approach and does not include any adjustments that could be made to take account of factors which could increase the rate of delivery such as density, house type, size of builder etc. There are no known issues which would prevent delivery therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0008l	PT12/3040/RM	Charlton Hayes (PT12/3040/RM) - Bovis [Part H52]	6 of the 9 units were completed during the 2013/2014 monitoring period, the remaining units are to be constructed on the area formerly serving as a sales centre and associated car park. There is no evidence to suggest that these units would not be completed as forecasted, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0008u	PT16/0832/RM	Charlton Hayes (PT16/0832/RM) - Barratt [H41 to H46, H49]	Information has not been provided on an anticipated forecast. This rate is based on the average number of units delivered on large site 'Reserve Matter' applications during the 2017/18 monitoring year. This is regarded as a cautious approach and does not include any adjustments that could be made to take account of factors which could increase the rate of delivery such as density, house type, size of builder etc. There are no known issues which would prevent delivery therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0008aa	PT18/3452/RVC	Charlton Hayes (PT18/3452/RVC) - Bovis [LC2]	(Formally PT18/2339/RM) It is the view of SGC that it is likely that the consent for Charlton Hayes lawfully expired before this application was submitted. Application has now been resubmitted requesting for the variation of the plans condition on the existing consent. The number of flats remains at 52. This should be determined shortly. There are no known issues preventing the site delivering as forecasted. Therefore this site, is in principle deliverable within five years and there is no reason to think that this will not be achievable.

0008ab	PT16/6598/RM	Charlton Hayes (PT16/6598/RM) - Bovis [H11, H12, H13]	Bovis have not provided information on an anticipated forecast. This rate is based on the average number of units delivered on large site 'Reserve Matter' applications during the 2017/18 monitoring year. This is regarded as a cautious approach and does not include any adjustments that could be made to take account of factors which could increase the rate of delivery such as density, house type, size of builder etc. There are no known issues which would prevent delivery therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0008ac	PT17/5946/RM	Charlton Hayes (PT17/5946/RM) - Bovis [H6, H7, MU1] (pending)	This site is controlled by Wainhomes who are a housebuilder. It is on Charlton Hayes, which has outline consent. There are now just a small number of parcels at Charlton Hayes which are not subject to detailed consent. In this case, it is anticipated by both the developer and case officer that detailed consent will be issued by the end of December 2018 based on that all the significant outstanding issues are resolved and the only outstanding matter is minor changes required to the design to improve the appearance of the development proposed. These can be accommodated within the proposed layout, which is acceptable. The developer is keen to resolve all issues as soon as possible in order to obtain consent as quickly as possible. All necessary infrastructure has been resolved and there are no outstanding viability or land ownership issues. It is anticipated that the approval can be issued under authority delegated to officers and the Case Officer is working with the developer to ensure this happens as quickly as possible. Once development starts, the site is likely to have one outlet. Wainhomes have provided the forecast as shown via email to the case officer on the 14 <sup>th</sup> November 2018.
008ab	PT18/0268/RM	Charlton Hayes (PT18/0268/RM) - Bovis [H1, H2a and H2b]	Bovis have not provided information on an anticipated forecast. This rate is based on the average number of units delivered on large site 'Reserve Matter' applications during the 2017/18 monitoring year. This is regarded as a cautious approach and does not include any adjustments that could be made to take account of factors which could increase the rate of delivery such as density, house type, size of builder etc. There are no known issues which would prevent delivery therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0011a	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)	This is a Hybrid application all details were agreed at Outline. A proportion of the site has already been built out. Taylor Wimpey have provided the forecast indicated on the housing trajectory. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0011b	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)	SGC Housing Enabling Officers have advised that residents are now moving into the completed units and all units will be completed by the end of the 2018/2019 monitoring period.

0011c	PT15/1179/O	East of Coldharbour Lane - Phase 2 (PT15/1179/O)	This is a Hybrid application all details were agreed at Outline. Taylor Wimpey have provided the forecast as shown. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0021	PT06/1001/O	Land at Harry Stoke, Stoke Gifford (PT06/1001/O)	Due to the imminent expiry of the outline permission, the detailed application for all units was submitted as a whole.
0021b	PT17/5810/RM	Land at Harry Stoke, Stoke Gifford (PT17/5810/RM) (pending) Crest	<p>November 2018 Update: Crest anticipated timeline for the site, based on early 2019 Committee decision on RM;</p> <ul style="list-style-type: none"> <li>• Linden start Summer 2019</li> <li>• Linden first completions 2020</li> <li>• Crest phase 1 first completions 2019/20</li> <li>• Crest phase 2 first completions 2020/21</li> </ul> <p>Therefore a proportion of this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.</p>
0021c	PT17/5847/RM	Land at Harry Stoke, Stoke Gifford (PT17/5847/RM) (pending) Crest	<p>September 2018 - Awaiting decision on RM (Application is for +3 units above the outline)</p> <p>November 2018 Update: Crest anticipated timeline for the site, based on January 2019 Committee Decision on RM;</p> <ul style="list-style-type: none"> <li>• Power line removals in 2020</li> <li>• Outstanding approvals and site start 2021</li> <li>• Current forecast first completions 2022</li> </ul> <p>Therefore a proportion of this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.</p>
0035	PK10/1057/F	South of Douglas Road, Kingswood (PK10/1057/F)	The site is being built out currently, Phase 2 is almost complete. There are outstanding conditions to be discharged and enforcement action pending in relation to the conversion of Douglas House due to concerns over the conversion of the building into flats. The outcome of this is yet unknown. It is envisaged that the issues can be resolved. At the present time no further enforcement action has been taken on the remainder of the site and the Council are assessing information submitted to discharge the outstanding conditions. As the developer Douglas Homes is onsite building it is envisaged that the above issues will not cause delay to the anticipated rate of build. Therefore the units forecasted are, in principle,

			deliverable within five years and there is no reason to think that this will not be achievable.
0036a	PK04/1965/O	Lyde Green (PK04/1965/O)	This entry relates to the remaining balance of outline application PK04/1965/O (139 units). It was allocated in the South Gloucestershire Local Plan and forms an urban extension to the East of Emersons Green and the Ring Road/north of the railway line. The outline application is for up to 99 hectares of land including residential development of up to 2550 dwellings approved in 2013. The balance of the outline relates to parcels 16B, 27, 28, 29, 30 which are all in ownership of housebuilders currently building out other reserved matters applications. Parcel 16B is currently subject to pre-application enquiries. These units are not currently subject to any pending detailed applications but given that there is a proven track record of delivery at Lyde Green the case officer sees no reason as to why the units in question will not be delivered within the next 5 years. There are no known outstanding viability or land ownership issues and all infrastructure has been planned for.
0036ac	PK13/2648/RM	Lyde Green (PK13/2648/RM) - Taylor Wimpey [Parcel 2]	A majority of the units were completed during the 2014/2015 and 2015/2016 monitoring periods, the remaining 11 units will be built on land currently serving as open green space to the front of the sales centre. The developer has indicated that the remainder of these units will be built in accordance with the original permission and construction is likely to begin in 2019/2020. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0036ah	PK15/0681/RM	Lyde Green (PK15/0681/RM) - Barratt [Parcel 11]	At April 2018 there was a total of 17 units to deliver against the 96 total, with no evidence to suggest that these units would not be completed as forecasted. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0036al	PK15/5115/RM	Lyde Green (PK15/5115/RM) - Taylor Wimpey [Parcels 23 & 24]	At April 2018 there was a total of 31 units to deliver against a total of 88, with no evidence to suggest that these units would not be completed as forecasted. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable
0036am	PK16/2568/RM	Lyde Green (PK15/2568/RM) - Persimmon [Parcel 1]	At April 2018 this site was under construction, with no evidence to suggest that these units would not be completed as forecasted, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0036an	PK16/6501/RM	Lyde Green (PK16/6501/RM) - Taylor Wimpey [Parcels 17 & 18a]	Taylor Wimpey have indicated the delivery forecast as shown, therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable
0036ao	PK17/4155/RM	Lyde Green - Persimmon Homes [Parcels 18, 20a & 20b] (pending)	This site is controlled by Persimmon who are a housebuilder. It has outline consent as part of the overall Emersons Green East site. Persimmon have indicated that they

			wish to commence on site in March 2019 but given the issues in relation to land raising and subsequent drainage, the case officer feels this date may be optimistic and forecasts determination of the reserved matters two months later, in May 2019 based upon the likely requirement to submit further information, the assessment of this information, re-consultation and the determination of the application. Persimmon are co-operating on this matter and will comply with the councils requests for more information will commence work on site as soon as permission is granted seen given they are already building out other parcels on this development. Once development starts, the site is likely to have one outlet and Persimmon have forecasted a build out rate of 45 units per annum which is considered reasonable completing the whole parcel in the 5-year period.
0036ap	PK17/1121/RM	Lyde Green (PK17/1121/RM) - Persimmon Homes [Parcels 21a]	At April 2018 this site was under construction, with no evidence to suggest that these units would not be completed as forecasted. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0036aq	PK17/2795/RM	Lyde Green (PK17/2795/RM) - Persimmon Homes [Parcels 16]	Persimmon have confirmed that build out of the site is progressing with an anticipated completion date for all units in late Q2 (2019) with the exception of 3 units due to the siting of the compound. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0036ar	PK18/1513/RM	Lyde Green PK18/1513/RM - Persimmon Homes [Parcels 27a & 28]	The Case Officer has advised of onsite issues in relation to remediation. Construction will start in 2019 with some completions that year. The remediation is likely to be completed by end of 2019, with a subsequent build out of 45 dwellings per annum thereafter. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0036as	PK17/4910/RM	Lyde Green PK17/4910/RM - Persimmon Homes [Parcel 21b] (pending)	This site is controlled by Persimmon who is a housebuilder. It has outline consent as part of the overall Emersons Green East site. In this case, it is anticipated that detailed consent will be issued by end of 2018 early 2019 based on the fact that all the significant outstanding issues are resolved and the only outstanding matter is minor changes required to the design. All necessary infrastructure has been resolved and there are no outstanding viability or land ownership issues. Once development starts, the site is likely to have one outlet. Persimmon have indicated that it is their intention to start on site at the beginning of 2019 with first completions by December 2019 and 50% of the site by April 2020 and the remaining units in the 20/21. Therefore, there is clear evidence to suggest that this site will comfortably deliver within the next five years.

0036at	PK18/1464/RM	Lyde Green (PK18/1464/RM) - Taylor Wimpey 25a, 25B And 26	Taylor Wimpey have indicated the delivery forecast as shown, therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0036bc	PK17/1745/RM	The Gateway at Lyde Green (PK16/1745/RM) - Taylor Wimpey [Phase 3]	Taylor Wimpey have indicated the delivery forecast as shown, therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0039	PK04/1724/O	Waterworks Site, Soundwell Road (PK04/1724/O)	There is currently no pending information on a Reserved Matters application. Although suitable and achievable there is no clear evidence to suggest that this site is deliverable within five years.
0127	PK10/2627/F	Mount Pleasant Farm, Longwell Green (PK10/2627/F)	Sovereign Housing have forecasted that all remaining units will be complete by the end of 2018/2019, therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0128	PK15/0532/F	Intier Site, Bitton (PK15/0532/F)	At April 2018 construction of units had commenced with some in advanced stages. Linden Homes have indicated the majority of units to be completed by 19/20. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0132a	PT13/0919/RM	North of Park Farm, Thornbury (PT13/0919/RM)	With the exception of 1 unit to be built on the car park which currently serves the sales centre, all units were reported as completed in 2016/2017 and 2017/2018. There is no evidence to suggest that this remaining unit will not be completed within 5 years, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0132b	PT15/5528/RM	North of Park Farm, Thornbury (PT15/5528/RM)	This site is a joint venture between DWH and Barratt homes who have collectively provided information in relation to forecasted delivery rates. A site survey was undertaken in October 2018 and information collected on units completed and under construction verifies that the delivery rates originally forecasted by the developers are justified. Barratt have indicated that phases 2 and 3 will complete in August 2020 with phase 4 delivering its first completions in November 2020. DWH anticipate final completions in June 2021 and Barratt November 2021.  Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0133a	PK12/1913/O	Land at North Yate (PK12/1913/O)	Policy CS31 of the South Gloucestershire allocates land to the North of Yate as a New Neighbourhood to comprise of up to a total of 3,000 new dwellings, 2,700 of which to be delivered within the plan period up to 2027. Outline application PK12/1913/O was granted consent in July 2015 for mixed use development across 100.76 hectares of land comprising of up to 2,450 new dwellings. Through further detailed masterplanning Barratt have indicated that a total of 2,209 units will be delivered in accordance with outline PK12/1913/O. 244 of the 2,209 units are referred to as

			<p>promotional land and are currently being marketed for development by another housebuilder, the phasing plan associated with the outline application indicates that these units will be delivered within the 5 year period, however given that there is currently no contractual position between Barratt and another housebuilder a cautious approach has been taken to remove these units from the 5 year forecast. Barratt/David Wilson have been active on the site since Spring 2018 and provided the delivery forecasts in relation to their pending and approved reserved matters applications all of which are forecast to be build out by 2022/2023. It is therefore reasonable to suggest that a portion of the remaining units against the outline application will come forward within the 5 year period given the proven track record of the developers and their forward investment in the site. Barratt confirmed on 12<sup>th</sup> November 2018 that the delivery of an additional 200 units at North Yate in addition to the current approved and pending reserved matters applications is a reasonable and cautious approach.</p>
0133ab	PK17/5388/RM	Land at North Yate (PK17/5388/RM) - Barratt PL23a, PL23c	<p>Barratt have indicated the delivery forecast as shown with a majority of units to be completed by 19/20 with the exception of 11 units which are planned for the area which will serve as a sales complex for the duration of the sites construction. Therefore the majority of, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable</p>
0133ac	PK17/5389/RM	Land at North Yate (PK17/5389/RM) - DWH PL14d, PL22	<p>DWH have indicated the delivery forecast as shown with a majority of units to be completed by 19/20 with the exception of 11 units which are planned for the area which will serve as a sales complex for the duration of the sites construction. Therefore the majority of, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable</p>
0133ad	PK18/0527/RM	Land at North Yate (PK18/0527/RM) - Barratt PL23b, PL23d, PL23e	<p>Barratt have indicated the delivery forecast as shown, therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.</p>
0133ae	PK18/1723/RM	Land at North Yate (PK18/1723/RM) - Barratt PL12b, PL13b (pending)	<p>November 2018 Update - A determination of this Reserved Matter is expected imminently. Barratt/DWH have indicated the delivery forecast as shown, which is fully supported by the Council in respect of the known planning position therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable given the scale of the development on this allocation to date.</p>
0133af	PK18/3185/RM	Land at North Yate (PK18/3185/RM) - DWH PL15a, 16a, 16b (pending)	<p>A determination of this Reserved Matter is expected imminently under delegated authority. DWH have indicated a start on site in March 2019 with completion of the first units in July 2019 and at a rate of 3 per month from this point onwards to accord with current build rates on the site. Therefore, this site is, in principle,</p>

			<p>deliverable within five years and there is no reason to think that this will not be achievable.</p>
0134c	PT14/3867/O	Cribbs/Patchway - Former Filton Airfield (PT14/3867/O)	<p>This site is controlled by YTL, an international company with a proven track record in the delivery of large scale development and infrastructure. YTL do not operate the same business model as typical UK housebuilders, and instead seek to deliver development themselves (rather than sell on development parcels and/ or subcontract) and retain land interests wherever possible.</p> <p>It has outline consent for up to 2675 homes, including a Section 106 agreement signed in February 2018. This was completed alongside an overarching 'Framework Agreement' that sets out how financial contributions will be paid to the Council, and how the Council will deliver infrastructure across the wider development allocation in step with delivery of development on site. One of the key benefits of this approach is to mitigate the usual upfront financial costs to developers of 'front-loading' infrastructure delivery, thereby improving viability and delivery rates.</p> <p>Since then, construction of the first two site accesses (Brabazon and Blenheim roundabouts) commenced July 2018. Reserved Matters consent was issued in October 2018 for construction of primary access infrastructure (the 'U-Road', over a kilometre long) that facilitates a road link and associated pedestrian and cycle paths between the Brabazon and Blenheim roundabouts, the developer anticipates that work will commence on the "U road" in May 2019.</p> <p>All pre- commencement conditions have been discharged including Design Codes and Regulating Plan for Geographic Phases 1 and 2.</p> <p>Two Reserved Matters applications have been submitted, (one for public open space) and a RM for 278 dwellings was submitted in December 2018. Due to the presence of approved Design Codes and Regulating Plan, together with the extensive pre-application discussions have taken place prior to submission of the residential Reserved Matters application, it is anticipated that Reserved Matters detailed consent will be issued by March 2019.</p> <p>There are not thought to be any outstanding viability or land ownership issues. YTL anticipate construction of the first residential units will commence in July 2019 with completion of 400 units in the period to 2020/2023, equating to approximately 100 units per annum. Forecasted delivery rates are higher than would normally be expected for one outlet due to the high density nature of parts of the scheme and the harnessing of new technologies and building methods. In</p>

			addition, YTL intend to build out a number of units on the parcels before selling any units, rather than selling 'off plan'. The first sub phase of development will be completed by 2021. YTL has been consulted and has provided information in relation to the commentary above.
0138	PT13/0002/O	Frenchay Hospital (PT13/0002/O)	Balance of Outline, developer confirmed all phases now to be built out within 5 year period.
0138a	PT15/5412/RM	Phase 1 Frenchay - Redrow (PT15/5412/RM)	Email correspondence between Case Officer and Redrow (September 2018) confirms developers anticipated delivery rates. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0138b	PT17/0973/RM	Phase 2 Frenchay - Redrow (PT17/0973/RM)	Email correspondence between Case Officer and Redrow (September 2018) confirms developers anticipated delivery rates. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0138c	PT17/4904/RM	Phase 3a Frenchay - Redrow (PT17/4904/RM)	Email correspondence between Case Officer and Redrow (September 2018) confirms developers anticipated delivery rates. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0138d	PT17/5624/RM	Phase 3b Frenchay - Redrow (PT17/5624/RM)	Email correspondence between Case Officer and Redrow (September 2018) confirms developers anticipated delivery rates. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0138e	PT17/5363/RM	Phase 4 Frenchay - Redrow (PT17/5363/RM)	Email correspondence between Case Officer and Redrow (September 2018) confirms developers anticipated delivery rates. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0151a	PT12/2395/O	North of Morton Way, Thornbury (Phase 1) (PT12/2395/O)	Remaining unit now under construction
0151b	PT15/5060/RM	North of Morton Way, Thornbury (Phase 2) (PT15/5060/RM)	Site completed, units completed between April 2018 and March 2019 will contribute to the total number of units delivered in 2018/2019 monitoring year and recorded in April 2019.
0151c	PT17/3446/F	North of Morton Way, Thornbury (Phase 3) (PT17/3446/F)	At October 2018 22 units were under construction. Bloor Homes confirmed completion of the first unit in early Spring 2019 and completions at a rate of approximately 1 per week thereafter (50 per annum). Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.

0155	PT13/0404/O	Cedar Lodge, Charlton Common, Patchway (PT13/0404/O)	This site is controlled by JEDHI who are a builder. The site has reserved matters consent and as of December 2018 all units were considered as or nearing being weather tight and nearing their completion. There are current issues on site in relation to contamination, the additional costs incurred from the developer has resulted in a pending viability claim which the Council is considering. As evidenced by a site visit construction is still underway on site providing confidence that completion of this site will occur in the 5-year period.
0156	PT12/3707/O	Eastwood Park, Falfield (PT12/3707/O)	A number of pre-app discussions have taken place in relation to the submission of a detailed application, there are known issues in relation to viability and at present there is no contractual arrangement with a developer therefore, no figure is indicated on the 5 year supply for this site.
0164	PK15/2533/F	Concrete Plant, Quarry Road, Chipping Sodbury (PK15/2533/F)	As at April 2018 all units were under constructions. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0165	PT13/3101/F	Pound Mill, Lower Morton, Thornbury (PT13/3101/F)	November 2018 - (Site for Travelling show people) April 2018 - No units complete in 17/18 delivery pushed out by 1 year
0167	PT17/3333/RM	R/O Dick Lovett, Laurel Hill, Cribbs Causeway (PT17/3333/RM) (pending)	This site is controlled by Strongvox who are a housebuilder. It was granted outline consent in July 2017 and is now the subject of a pending reserved matters application. The case officer has advised that due to issues relating to design, open space, PROW and landscaping, the current application is not acceptable however a draft Planning Performance Agreement (PPA) has been drawn up by Strongvox and sent to South Gloucestershire Council on 20th November 2018 following a meeting held between both parties on the 19th November 2018. Both parties are confident that this will help resolve the matters and progress can continue with a revised reserved matters application with an agreed determination date of February/March 2019. The site is in the ownership of Strongvox and an email from Strongvox on the 21st November confirms that there are no known legal impediments to commence work on site as soon as the reserved matters application is determined. Strongvox have further added that this site impacts significantly on the company's cash flow, strengthening their desire to start on site as soon as approval is granted. Strongvox have provided the forecast as shown and expressed their desire to commence work on site in March 2019 with first completions in 2019/2020 which would allow for appropriate time to complete ecology and infrastructure works etc. Therefore, it is considered that this site can comfortably deliver 109 units within the next five years.
0169	PT17/4963/RM	Goodmans additional land "Northfield Park" (PT14/5028/O)	Barratt have indicated the delivery forecast as shown. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable

0174e	PT14/1496/F	Willow Way, Coalpit Heath - Merlin scheme (PT14/1496/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At April 2018 all units were under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174h	PK14/4994/F	Algars Drive, Iron Acton - Merlin scheme (PK14/4994/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At April 2018 all units were under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174i	PK14/4995/F	Nibley Lane, Iron Acton - Merlin scheme (PK14/4995/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At April 2018 all units were under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174o	PT15/1265/F	Newlands Ave. Coalpit Heath - Merlin scheme (PT15/1265/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At April 2018 all units were under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174p	PT15/2099/F	Coalville Rd. Coalpit Heath - Merlin scheme (PT15/2099/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At April 2018 all units were under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174t	PT15/5447/PND	Collins Avenue, Little Stoke (Merlin Phase 2) (PT15/5447/PND)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At November 2018 the site was under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174t	PT17/4327/F	Collins Avenue, Little Stoke (Merlin Phase 2) (PT17/4327/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At November 2018 the site was under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174x	PK16/4486/F	28 Blackhorse Lane, Downend (PK16/4486/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At April 2018 all units were under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174y	PK16/4492/F	Land off Beaufort Road, Downend (PK16/4492/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At April 2018 all units were under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174z	PT17/2270/F	Langdale Court, Consiton Road, Patchway (PT17/2270/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. At April 2018 all units were under

			construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0174s	PT18/3038/F	Rodney Crescent, Filton (Merlin Phase 2) (PT18/3038/F)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. SGC Housing Enabling Officer has indicated that there are plans to demolish the existing units in February 2019 and would assume a 12-18 month build out judged on the build out rates of other Merlin Schemes with completion of all units by 20/21 as forecasted. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0175	PT17/5476/F	Extra Care scheme Charlton Hayes (PT17/5476/F) [H24, LC3]	Application revised to remove the element of Extra Care currently not developed and replaced with a care home and 4 town houses (it is the town houses which are yet to be delivered). Housing Enabling Officer has indicated that the care home element of this scheme has commenced therefore reasonable to assume that the remaining townhouses will delivery in a timely manner and with the 5 year period.
0185	PT16/6580/RM	Land at Day House Leaze, Wotton Road, Charfield (PT16/6580/RM)	At April 2018 construction was well underway with some units at a very advanced build stage. Bellway Homes have provided the anticipated forecast as shown. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0187	PT16/1503/RM	South of Wotton Road, Charfield (PT16/1503/RM)	At April 2018 there was a total of 39 units which remaining to be delivered against a total of 106. As there is no evidence to suggest that these sites could not be delivered as forecasted this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0189	PK15/3950/F	Land off High Street, Hanham (PK15/3950/F)	At April 2018 this apartment lead scheme was under construction with no evidence to suggest that these sites could not be delivered as forecast. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0190	PT16/4055/RM	Land at Post Farm, Thornbury (PT16/4055/RM)	7 additional units added to increasing the application total from 125 - 132 units in total. Linden Homes have provided the delivery forecast as. At October 2018 a further 20 units had been completed since April 2017, which indicates that the forecast for 2018/2019 is robust. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0191	PT15/0510/F	Lockleaze Recreation Ground, Stoke Gifford (PT15/0510/F)	Redrow have confirmed that they forecast completion of the final plot in June 2020. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable
0192	PK15/4995/F	Wesleyan Chapel, Blackhorse Road, Kingswood (PK15/4995/F)	The Case Officer has indicated that all units are now complete and will contribute to delivery of units within the 2018/2019 monitoring period. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.

0193	PT15/5521/F	The Gables, Costers Close, Alveston (PT15/5521/F)	GSH Architects Ltd have confirmed that they are currently finalising contracts with the proposed contractors and would expect works to commence early in 2019 and all works complete within 11 months of the start date. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0194	PK17/5966/RM	South of Poplar Lane, Wickwar (PK17/5966/RM)	Bellway Homes have advised on the delivery rates as shown. SGC Housing Enabling Officer has all Affordable units scheduled for completion in 19/20 indicating that the site will be built out during 20/21 in line with the information provided by Bellway. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0195	PK16/2577/O	Rear of 61-67 Cleeve Hill, Downend (PK16/2577/O)	It has not been possible to obtain an update on the progression of a detailed application. Therefore, although suitable and achievable there is currently no evidence to confirm that the site is deliverable within 5 years
0197	PK16/5889/F	Kerr House, Morley Road, Staple Hill (PK16/5889/F)	RP lead scheme. Housing Enabling Officer forecasted completions in 19/20. At September 2018 the Case Officer advised that this site was under construction. Therefore this site is, in principle, is deliverable within five years and there is no reason to think that this will not be achievable.
0198	PT16/4976/F	Junction Hayes Way / Charlton Boulevard, Patchway Site 1 (PT16/4976/F)	The site is in the advanced stages of construction, therefore this site is, in principle, is deliverable within five years and there is no reason to think that this will not be achievable.
0199	PT16/4975F	Junction Hayes Way / Charlton Boulevard, Patchway Site 2 (PT16/4975F)	This site is in the ownership of McCarthy and Stone who are currently building out Site 1 (PT16/4976/F), Site 2 is currently being used as a compound. It is reasonable to assume that construction on site 2 will commence after the completion of Site 1. Therefore, this site is in principle deliverable and there is no reason to think it is not achievable
0200	PT17/0217/O	Filton Road, Winterbourne (PT17/0217/O)	November 2018 Update - Application for 20 student cluster flats (92 beds) Approved 22/09/2017. Further outline application received July 2018 to increase unit number to 35 cluster flats providing 206 bedrooms Case Officer has advised that it is likely to be refused. It is currently difficult to determine the direction of the application and to apply timescales for the submission of a detailed application and assumptions in relation to lead in times and build out rates thereafter, therefore although suitable and achievable there is no clear evidence to suggest that this site is deliverable within five years.
0201	PK17/0807/F	Oaktree Avenue, Puckelchurch Site A (PK17/0807/F)	As of September 2018 it can be reported that work has commenced on site. The Case Officer has advised that all conditions have now been discharged. SGC Housing Enabling Officer has advised that all units are scheduled for completion by October 2019 therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.

0202	PK16/2566/F	Cecil Road, Kingswood (PK16/2566/F)	At October 2018 Case Officer has advised that the site is well under construction, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0203	PK17/0808/F	Oaktree Avenue, Puckelchurch Site B (PK17/0808/F)	As of September 2018 it can be reported that work has commenced on site. The Case Officer has advised that all conditions have now been discharged. SGC Housing Enabling Officer has advised that all units are scheduled for completion by October 2019, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0206	PT16/0982/F	Former Council Offices, Castle Street, Thornbury (PT16/0982/F)	At April 2018 all units of this predominantly apartment led scheme were under construction. An appeal is currently progressing on land adjacent to the site for additional units as well as a separate related planning application, if either are successful there will be an increase in units under a separate application and counted as a small site windfall (under 10 units). The Case Officer does not believe that these pending decisions should have an adverse affect on the build out rate of the application in question, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0207	PT17/4800/O	Heneage Farm, Falfield (PT17/4800/O)	This site is in the ownership of Cotswold Homes who are a promoter. It has outline consent. The Council are aware of potential interest by one developer. Without secured developer interest it is difficult to apply timescales for the submission of a detailed application and to make assumptions in relation to lead in times and build out rates, therefore although suitable and achievable there is no clear evidence to suggest that this site is deliverable within five years.
0208	PK17/0276/F	112 North Street, Downend (PK17/0276/F)	This is a detailed permission for 13 units, there are no known issues that would prevent this site coming forward therefore this site is. Therefore, this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0209	PK17/2020/F	Amberley Lodge, Broad Lane, Yate (PK17/2020/F)	At November 2018 a majority of units were under construction and a large proportion of these units were approaching/at roof, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0210	PT18/2466/RM	Almondsbury Squash Club, Oaklands Drive, Almondsbury (PT18/2466/RM)	The developer has confirmed that work on site has commenced with all units forecasted for completion in 2019 therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0211	PT17/2331/O	Land To The West Of Stowell Hill, Tytherington (PT17/2331/O)	Application approved and S106 signed September 2018. It has not been possible to obtain an update on the progression of a detailed application, therefore although suitable and achievable there is currently no evidence to confirm that the site is deliverable within 5 years

0212	PT17/2240/F	Land at Duck Street, Tytherington (PT17/2240/F)	Cotswold Homes have indicated a start on site in January 2019 with anticipated build out rates as shown, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0213	PK17/2864/F	Former Education Centre, Mangotsfield (PK17/2864/F)	Construction is well advanced indicating that units will be delivered as forecasted, correspondence with Cotswold Homes also confirms that this forecast is robust, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0214	PK17/3702/F	East of Greenbank Road, Hanham (PK17/3702/F)	Bellway Homes have advised on the delivery rates as shown, therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0216	PK17/5109/F	East of Trinity Lane, Chipping Sodbury (PK17/5109/F)	Cotswold Homes have indicated a start on site in December 2018 with anticipated build out rates as shown, SGC Housing Enabling Officer has confirmed that Affordable units are due to commence build in January 2019. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0218	PK18/1532/O	Land South Of Park Street, Hawkesbury Upton (PK18/1532/O)	<p>November 2018 Update - This site is controlled by Lone Star Land who are a promoter. It has outline consent and the promoter of the site has confirmed that a deal with a developer is anticipated to complete in late 2018.</p> <p>Pre application discussions are currently taking place in relation to the Reserved Matters application. The promoter has indicated that works on site are likely to begin in late 18/19 or early 19/20. There are potential issue over land drainage but the Case Officer has advised that these issues would be resolved through the Reserved Matters application. There are no other known issues in relation to infrastructure, viability or land ownership. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.</p>
0221	PK17/3061/F	Land at Normandy Drive, Yate (PK17/3061/F)	At November 2018 this apartment lead scheme was under construction (at first lift). Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0223	PT17/0215/O	Land east of Park Lane, Coalpit Heath (PT17/0215/O)	This site is controlled by Barratt who are a housebuilder. It was granted outline consent via planning appeal in July 2018 (decision issued September). The associated S106 agreement was signed on the 19 <sup>th</sup> July 2018. Pre-application enquiries have taken place in relation to the reserved matters application. In email correspondence between South Gloucestershire Council and Barratt homes on the 20 <sup>th</sup> November 2018, Barratt have confirmed their intentions to commence work on site in October/November 2019 with the delivery forecast as shown. All necessary infrastructure has been resolved at outline stage and there are no outstanding

			viability or land ownership issues. Once development starts, the site will have a single outlet. The site owner Barratt Homes have been consulted and have provided a detailed breakdown of delivery. Therefore, it is considered that this site can comfortably deliver 148 units within the next five years.
0224	PK18/0799/O	Former North Avon Magistrates Court, Yate (PK18/0799/O)	November 2018 Update - Demolition of former magistrates court complete. The site is currently out to tender, Housing Enabling Officer has advised this will close on the 10th December 2018. Without secured developer interest it is difficult to apply timescales for the submission of a detailed application and to make assumptions in relation to lead in times and build out rates. Therefore although suitable and achievable there is no clear evidence to suggest that this site is deliverable within five years.
0225	PK17/2957/O	The Shant, Crown Road, Kingswood (PK17/2957/O)	November 2018 Update- Appeal allowed permission granted September 2018. Demolition of public house and erection of 10 dwellings. Majority of the detail has been agreed at outline stage and therefore this site is, in principle deliverable within 5 years and there is no reason to think that this will not be achievable.
0226	PT18/0930/R3O	Watermore Junior School, Lower Stone Close Frampton Cotterell	Hybrid application for the demolition of existing school building and erection of new 420no. place Primary School and associated infrastructure of which Full planning permission is sought (with no matters reserved); and Outline permission is sought for the erection of up to 5no. dwellings on the Meadow site and up to 21no. dwellings on the Orchard site (to include conversion of existing building to 6no. flats). The site has been marketed and offers submitted by interested parties. The landowner (South Gloucestershire Council) have advised that at this time there is currently a restrictive covenant in place affecting the primary school and this issue will need to be resolved before formally appointing a developer. Without a secured developer it is difficult to apply timescales for the submission of a detailed application and to make assumptions in relation to lead in times and build out rates. Therefore although suitable and achievable there is no clear evidence to suggest that this site is deliverable within five years.
0204	PT16/4774/O	West of Gloucester Road, Thornbury	The application was approved with conditions 2nd August 2018, S106 signed August 2018. This site is being actively promoted by the applicant, there have been pre-purchase enquiries from a known developer. The developer does not have a contractual position on the site at this time therefore there are no forecasted figures associated with it. However, the application was granted in part due to the positive contribution of units to the councils 5-year housing land supply therefore, in principle this site is likely to deliver a portion of the total units within 5 years for which the Council agrees. The forecast is based on a modest delivery rate which is a cautious projection of likely build out rates.

0222	PT16/6924/O	Land north of Wotton Road, Charfield, Gloucestershire	November 2018 Update - This site is controlled by Barratt who are a housebuilder. It was allowed at appeal and has outline consent. Barratt have indicated that they anticipate the submission of a Reserved matters application in December 2018. Barratt have forecasted the delivery rates as shown with commencement on site in October/November 2019. This is a Greenfield site and there are no known issues at this time that would effect delivery. Therefore this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.
0036c		Safeguarded land, Lyde Green	A Screening opinion (PK17/007/SCO) for a part of the area known as "safeguarded land" was received on 21/03/2017 for up to 450 dwellings. Detailed pre application discussions have taken place (summer 2018). Unit numbers are now expected to be up to 380. The Case Officer has advised that it is reasonable to assume that the safe guarded area in its entirety could deliver up to 450 units. Without a submitted detailed application it is difficult to make assumptions in relation to lead in times and build out rates, therefore although suitable and achievable there is no clear evidence to suggest that the safeguarded area in part or full will be deliverable within five years.
0036d		Residual allocated land, Lyde Green	Land outside of the safeguarded area and not covered by Outline application PK04/1965/O).  Application PK17/1112/F (Ibstock land) for 115 units is expected to be determined imminently, the developer has indicated an onsite start date in 2023 with the anticipated forecast of 40 units per annum. Also pending application (Whitehouse Farm) for a further 100 units. Work on the Ibstock Land (115 units) is not due to start until 2023 therefore no units are forecasted for delivery within the 5 year period, forecasting information on the additional 100 units is not available at this time.  Therefore all units relating to residual land at Lyde Green have been removed from inclusion in the 5 year supply at this time.
0133b		Land at North Yate - Taylor Wimpey	Without a submitted outline or detailed application it is difficult to make assumptions in relation to lead in times and build out rates. Therefore, although suitable there is no clear evidence to suggest that this site in part or full will be deliverable within five years.
0134a	PT14/0565/O	Cribbs/Patchway NN - West of A4018 Hawood (PT14/0565/O)	This site is controlled by DFE TW Residential Ltd – a joint venture between housebuilders Taylor Wimpey and developers Deeley Freed Estates. Both organisations have proven track records of delivering large scale developments. It is allocated and has outline consent subject to a S106 agreement that is expected to be completed in the new year (2019).

			<p>The site has a resolution to grant permission for up to 1,000 homes, subject to completion of a Section 106 agreement that is expected to be completed in January 2019. DFE TW Residential have also signed an overarching 'Framework Agreement' that sets out how financial contributions will be paid to the Council, and how the Council will deliver infrastructure across the wider development allocation in step with delivery of development on site. One of the key benefits of this approach is to mitigate the usual upfront financial costs to developers of 'front-loading' infrastructure delivery, thereby improving viability and delivery rates.</p> <p>All necessary infrastructure has been planned for through a separate, permitted, detailed infrastructure application. A revised detailed infrastructure application has been submitted alongside a separate detailed application to expedite planned ecological works to be determined in early spring 2019. There are no known outstanding viability or land ownership issues. Draft Design Codes covering the whole site have been the subject of ongoing negotiation and will be submitted alongside the first residential Reserved Matters Applications.</p> <p>Once development starts the site will have two outlets reflecting the two JV partners. Taylor Wimpey currently anticipate construction of the first residential units being in 2020 with 633 units delivered in the period to 2020/2023</p>
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0134ba	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill (PT12/1930/O)	<p>A legal dispute is continuing between Ashfield Land and Persimmon Homes. Persimmon have indicated that the dispute is likely to be resolved in early 2019 either through mediation or a hearing. However, at this time it is difficult to apply timescales and to make assumptions in relation to lead in times and build out rates. Therefore although suitable and achievable there is no clear evidence to suggest that this site is deliverable within five years.</p>
0134bb	PT15/4165/F	Cribbs/Patchway NN - Charlton Common (PT15/4165/F)	<p>There remain some matters to resolve relating to the common land on the application site, the process for which is nearing completion with a land swap.</p> <p>After that the S106 can be completed and planning permission issued. The developer has not provided forecasting information at this time, but this is expected.</p> <p>This is a full application on a greenfield site, with no known issues to suggest the site will not come forward as forecasted once permission has been issued. The delivery rates provided are based on the average build out rate across the large sites in the district in 2017/2018 these are cautious estimations. Therefore, this site modest site of only 80 units is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.</p>
0135a	PT16/4782/O	New Neighbourhood - East of Harry Stoke - Crest [South of railway] (PT16/4782/O)	<p>Clear evidence of progress towards delivery with the resolution to grant outline planning permission now in place including agreed Heads of Terms for the S106 agreement. The delivery figures and lead-in times have been produced and supported by the Council in respect to the known constraints on the site, the timescale to overcome these and the planning status of the allocation.</p> <p>Crest envisage increased delivery in later period of 5-year supply due to land trading and multi out letting on Crest land. Please see trajectory for yearly projections.</p> <p>Crest anticipated timeline for the site;</p> <ul style="list-style-type: none"> <li>• Land purchase and discharge of RM, August 2019</li> <li>• Site start infrastructure Autumn 2019</li> <li>• Land sale 2019</li> <li>• First completions 2020</li> <li>• VV line removal 2020 -releasing land for trading and multi outletting</li> <li>• Trading 2-3 outlets 21/22 to fund infrastructure and multi outletting on Crest land - traditional, contemporary, high density and PRS. Therefore, a proportion of this site is, in principle, deliverable within five years and there is no</li> </ul>

			reason to think that this will not be achievable given the evidence provided by the housebuilder supported by the Council's own assumptions regarding delivery.
0135b	PT16/4928/O	New Neighbourhood - East of Harry Stoke - Crest [North of railway]	<p>Clear evidence of progress towards delivery. Increase in the 5 year delivery programme supported by Crest and Cleeve Park Inquiry. Based on permission of RM in early 2019, Crest anticipated timeline for the site;</p> <ul style="list-style-type: none"> <li>• Land already owned therefore, discharge of conditions and earthworks site start in April 2019</li> <li>• First completions early 2020</li> <li>• Second outlet on SGC land on stream 12-18 months later once land has been disposed of and RM secured</li> <li>• Short period of dual outletting before CN site complete</li> </ul> <p>Therefore, a proportion of this site is, in principle, deliverable within five years and there is no reason to think that this will not be achievable.</p>
0135c	PT16/6182/F	New Neighbourhood - East of Harry Stoke - Engie formerly Keepmoat [Hambrook Ln/Curtis Ln]	<p>This site is controlled by a private land owner, who has an option agreement with the developer. It is understood that the land will be sold to Engie (formerly Keepmoat) who submitted the application and are an energy, facilities management and regeneration company who will build out this development. It is allocated in the Core Strategy as part of the wider East of Harry Stoke New Neighbourhood. In this case, it is anticipated detailed consent will be issued by the end of December 2018/early 2019 based on that negotiations on the Section 106 Agreement have concluded and that a final draft is about to be prepared for the applicant's approval. All necessary infrastructure is planned for. There are no outstanding viability issues and although the stage reached in the land sale is unknown, we are not aware of any issues that will prevent or delay this. Once development starts, the site is likely to have one outlet. The site owner has been consulted and agrees with these delivery rates.</p>
0135d		New Neighbourhood - East of Harry Stoke [Residual Land]	<p>Case Officer suggests that the total number of units for the residual land at East of Harry Stoke is a reasonable assumption at this stage however no further information is available at this time so the site therefore is not considered deliverable within 5 years.</p>
0135da	PT17/5873/O	New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook] (PT17/5873/O)	<p>This site is controlled by Castel Ltd who is a promoter. It is allocated in the Core Strategy as part of the wider East of Harry Stoke New Neighbourhood, it is the promoter's intention to sell this land on to a developer of which is currently unknown. Issues are currently ongoing in relation to drainage and will require further assessment including groundwater levels, suitability of watercourses and formulating a suitable drainage solution. It is not currently possible to obtain comments surrounding lead in times and built out rates. The Case Officer has</p>

			indicated that due to the nature of the issues on site a determination of the outline application could take in the region of 18 months (20/21). Given the uncertainty around the timescales for issuing outline consent and there not being a developer a cautious approach has been taken to remove units from the 5 year forecast.
0215	PT17/3698/O	Oakfeld House, Wotton Road, Rangeworthy (PT17/3698/O)	This site is controlled by Cotswold Homes who are a housebuilder. It has outline consent for 13 dwellings. The developer anticipates submission of a reserved matters application in January 2019 and completion of all units in 2020. Signing of the S106 agreement is due imminently. There are no known issues that would prevent the site being delivered as forecasted. The site owner has been consulted and has provided information in relation to the delivery rates in the form of email correspondence. Therefore, it is considered that this site can comfortably deliver all 13 units within the next five years.
0219	PK17/4552/O	Land South Of Horwood Lane, Wickwar (PK17/4552/O)	This site is in the ownership of Gladmans UK Ltd who are a promoter. It has outline consent and the S106 agreement is due to be signed imminently. The Council are not aware of developer interest at this time. Without secured developer interest it is difficult to apply timescales for the submission of a detailed application and to make assumptions in relation to lead in times and build out rates, therefore although suitable and achievable there is no clear evidence to suggest that this site is deliverable within five years.
0174?		Downend (Merlin Phase 3)	Merlin Housing are a registered provider with a proven track record for delivering affordable homes in South Gloucestershire. Housing Enabling Officer has advised that an application is expected soon. Therefore there is no reason to suggest that this site would not be deliverable within 5 years.
0205		Staple Hill Primary School, Staple Hill	This site is controlled by Elim who are a registered provider of social housing. Elim have an allocation of funding from Homes England which they are intending to use for this site, in line with their SOAHP forecast. Once demolition of the former school is complete (due to commence in April 2019), Elim can progress to submission of an application. Elim have forecasted completion of all units in 2020/2021.

## Appendix D – Standard method for calculating local housing need – step-by-step calculations:

### Standard Method for calculating local housing need using ONS 2016-based household projections

The following calculations follow the step-by-step methodology set out in NPPG Housing Need Assessment Paragraph: 004 Ref: (last updated 13 September 2018).

#### Step 1 – Setting the baseline

South Gloucestershire's ONS 2016-based household projections for 2018-2028:

- 116,005 households in 2018
- 127,194 households in 2028

This is a total of 11,189 new households over the 10 year period, equivalent to an average household growth of **1,119** per year.

#### Step 2 – An adjustment to take account of affordability

The most recent median workplace-based affordability ratios published by the ONS are the 2017 ratios. The median workplace-based affordability ratio for South Gloucestershire is **7.97**

The adjustment is calculated as follows:

- Adjustment factor =  $\left(\frac{\text{Local affordability ratio} - 4}{4}\right) \times 0.25$
- Adjustment factor =  $\left(\frac{7.97 - 4}{4}\right) \times 0.25 = \frac{3.97}{4} \times 0.25 = 0.9925 \times 0.25 = 0.248125$

The adjustment factor is therefore 0.248125 and is used as below:

- Minimum annual local housing need figure = (1 + adjustment factor) x projected household growth
- Minimum annual local housing need figure = (1 + 0.248125) x 1,119 = 1.248125 x 1,119
- Minimum annual local housing need figure = **1,397 dwellings per year**

#### Step 3 – Capping the level of any increase

*A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.*

*...Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:*

- a) the projected household growth for the area over the 10 year period identified in step 1; or*
- b) the average annual housing requirement figure set out in the most recently adopted strategic policies...*

In the case of South Gloucestershire 'Cap example 2b' applies because the Council adopted its Core Strategy more than 5 years ago and has not reviewed its housing requirement figure since then.

- The average annual housing requirement figure in the Core strategy on adoption was 1,610 dwellings per annum.
- Average annual household growth over 10 years is 1,119 (as per step 1)
- The minimum annual local housing need figure is 1,397 (as per step 2)

*The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth.*

The annual housing requirement in the South Gloucestershire Core strategy on adoption is the higher figure, therefore:

- Cap = 1,610 + (40% x 1,610) = 1,610 + 644 = 2,254

The capped figure (2,254) is greater than the minimum annual local housing need figure (1,397) and therefore the minimum annual local housing need figure for South Gloucestershire is **1,397**.

## Standard Method for calculating local housing need using CLG 2014-based household projections

The following calculations follow the step-by-step methodology set out in NPPG Housing Need Assessment Paragraph: 004 Ref: (last updated 13 September 2018).

### Step 1 – Setting the baseline

South Gloucestershire's CLG 2014-based household projections for 2018-2028:

- 117,094 households in 2018
- 128,323 households in 2028

This is a total of 11,229 new households over the 10 year period, equivalent to an average household growth of **1,123** per year.

### Step 2 – An adjustment to take account of affordability

The most recent median workplace-based affordability ratios published by the ONS are the 2017 ratios. The median workplace-based affordability ratio for South Gloucestershire is **7.97**

The adjustment is calculated as follows:

- Adjustment factor =  $\left(\frac{\text{Local affordability ratio} - 4}{4}\right) \times 0.25$
- Adjustment factor =  $\left(\frac{7.97 - 4}{4}\right) \times 0.25 = \frac{3.97}{4} \times 0.25 = 0.9925 \times 0.25 = 0.248125$

The adjustment factor is therefore 0.248125 and is used as below:

- Minimum annual local housing need figure = (1 + adjustment factor) x projected household growth
- Minimum annual local housing need figure = (1 + 0.248125) x 1,123 = 1.248125 x 1,123
- Minimum annual local housing need figure = **1,402 dwellings per year**

### Step 3 – Capping the level of any increase

*A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.*

*...Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:*

- c) the projected household growth for the area over the 10 year period identified in step 1; or*
- d) the average annual housing requirement figure set out in the most recently adopted strategic policies...*

In the case of South Gloucestershire 'Cap example 2b' applies because the Council adopted its Core Strategy more than 5 years ago and has not reviewed its housing requirement figure since then.

- The average annual housing requirement figure in the Core strategy on adoption was 1,610 dwellings per annum.
- Average annual household growth over 10 years is 1,123 (as per step 1)
- The minimum annual local housing need figure is 1,402 (as per step 2)

*The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth.*

The annual housing requirement in the South Gloucestershire Core strategy on adoption is the higher figure, therefore:

- Cap = 1,610 + (40% x 1,610) = 1,610 + 644 = 2,254

The capped figure (2,254) is greater than the minimum annual local housing need figure (1,402) and therefore the minimum annual local housing need figure for South Gloucestershire is **1,402**.

## APPENDIX E

### Anticipated 2018 Housing Delivery Test (HDT) result for South Gloucestershire based on officers interpretation of the Housing Delivery Test Measurement Rule Book (MHCLG, July 2018)

The HDT comprises a simple percentage measure:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

The three year period for the November 2018 HDT will be: 2015-16, 2016-17, 2017-18.

#### **The numerator: Total net homes delivered over the three year period**

Net recorded completions in South Gloucestershire for the last three years are as follows:

- 2015-16 = 1,107
- 2016-17 = 1,630
- 2017-18 = 1,599
- TOTAL = 4,336

*NB: The guidance suggests that MHCLG will make adjustments to account for completions of Communal and Student accommodation – however these adjustments are anticipated to have negligible impact in South Gloucestershire.*

#### **The denominator: Total number of homes required over the three year period**

Para 21 of the Rulebook refers to 'Transitional arrangements' and states:

21. In identifying the correct housing requirement figure for the calculation, for the financial years 2015-16, 2016-17 and 2017-18, the *minimum annual local housing need figure* is replaced by *household projections* in all aspects of the Housing Delivery Test measurement stated in this Rule Book<sup>18</sup>.

This suggests that the housing requirement for the Nov. 2018 HDT result will be based on a rolling 3 year average of household projections as set out in Table 1 (page 8) of the Rule Book. The relevant household projection figures for South Gloucestershire are as follows:

Financial Year of three year rolling HDT period	Version of Household Projections	Time period	Household projection Start	Household projection End	10yr change	Annualised 'requirement'
2015-16	2012-based HHPs	2015-25	112,511	123,463	10,952	1095
2016-17	2012-based HHPs	2016-26	113,622	124,474	10,852	1085
2017-18	2014-Based HHPs	2017-27	115,869	127,257	11,388	1139
<b>Three year total</b>						<b>3319</b>

Therefore the 'number of homes required' for the three year period based on the relevant household projections for South Gloucestershire is **3,319 homes PA**.

#### **Anticipated HDT result**

The following table provides the anticipated HDT results for South Gloucestershire for Nov. 2018 based on the numerator and denominator outlined above.

A. Numerator: Total net homes delivered over the three year period (2015/16-2017/18)	4,336
B. Denominator: Total number of homes required over three year period (2015/16 - 2017/18)	3,319
C. Anticipated Housing Delivery Test result for 2018 (A/B)*100	131%

Therefore the anticipated 2018 Housing Delivery Test result for South Gloucestershire is 131%.