Housing Trajectory

The Delivery of New Homes policy sets out the distribution of new homes, through site allocations in accordance with the Locational Strategy policy.

The National Planning Policy Framework (NPPF) (December 2023) published by Ministry of Housing, Communities and Local Government (MHCLG), at paragraph 75, requires that strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies.

The Housing Trajectory below sets out sites that are projected to build out within the plan period, between the years 2026/27 and 2040/41 and beyond. The Local Plan Housing Trajectory is a point in time which will be updated and published annually to reflect the status of sites.

Anticipated completions have been forecast using national averages set out in Lichfields' Start to Finish 3 Paper for planning approvals to delivery periods and build out rates. The council has only diverted from these figures in instances where evidence indicates sites will deliver sooner or later than Lichfields' averages suggest.

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
Urban Areas	EF1	Lyde Green Road, Emersons Green	East Fringe	Emersons Green	N	Greenfield	Agriculture and fisheries	Housing			60		60	60
Urban Areas	EF2	Lucas Works, Moravian Road, Kingswood	East Fringe	Kingswood	N	Brownfield	Industry and business	Housing and Employment (4,000m2) (Class E)	98	2			100	100
Urban Areas	EF3	Lyde Green Farm, Emersons Green	East Fringe	Emersons Green	N	Greenfield	Agriculture and fisheries	Housing		110	275	8	393	393
Urban Areas	EF5	The Former Grange School, Warmley	East Fringe	Warmley	N	Brownfield	Vacant and derelict	Housing and Sports Pitches	147	14			161	161
Urban Areas	EF6	46 Broad Street, Staple Hill	East Fringe	Staple Hill	N	Brownfield	Retail	Housing and Commercial (ground floor)		14			14	14
Urban Areas	NF1	Land Northeast of Old Gloucester Road, Hambrook	North Fringe	Harry Stoke	N	Greenfield	Agriculture and fisheries	Housing	30				30	30
Urban Areas	NF2	Land at Filton 20 Business Park, Golf Course Lane, Filton	North Fringe	Filton	N	Brownfield	Industry and business	Housing		245	31		276	276
Urban Areas	NF3	Land at the University of the West of England, Frenchay Campus	North Fringe	Stoke Park and Cheswick	N	Greenfield	Vacant and derelict	Student Housing, Housing, Employment (50,000m2), Education and Research			625		625	1500 bed spaces
Urban Areas	NF5	Filton Retail Park, Fox Den Road, Stoke Gifford	North Fringe	Stoke Gifford	N	Brownfield	Retail	Housing and Commercial (ground floor)			250		250	250
Urban Areas	NF6	Land at Westfield Lane, Stoke Gifford	North Fringe	Stoke Gifford	N	Brownfield	Car parking	Housing	44	16			60	60

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
Urban Areas	NF7	Aviva Centre, Stoke Gifford	North Fringe	Stoke Gifford	N	Brownfield	Industry and business	Housing and Employment (Class E)		245	155		400	400
Urban Areas	NF8	Land at Hambrook Lane, Harry Stoke	North Fringe	Stoke Gifford	N	Greenfield	Residential	Housing	44	26			70	70
Urban Areas	NF9	Harry Stoke Road, Harry Stoke	North Fringe	Harry Stoke	N	Greenfield	Open Land	Housing	50				50	50
Market Town	TH1	Land Behind Former Thornbury Health Centre, Prowse Close, Thornbury	Thornbury	Thornbury - Urban	N	Brownfield	Former Health Centre and parking	Housing (Extra Care)	75				75	75
Market Town	TH2	Former Castle School, Gloucester Road, Thornbury	Thornbury	Thornbury - Urban	N	Mixed	Former School and playing fields	Housing	100				100	100
Market Town	YA1	Yate Town Centre	Yate	Yate - Urban	N	Brownfield	Recreation and leisure	Housing and Employment	50	150			200	200
Market Town	YA3	Land North of Ladden Garden Village, Yate	Yate	Yate - Urban	N	Greenfield	Agriculture and fisheries	Housing		162			162	162
Market Town	YA2	Land at Ladden Garden Village, Yate	Yate	Yate - Urban	N	Greenfield	Agriculture and fisheries	Housing		140			140	140
Market Town	YA5	Former Whirlpool Site, Station Road, Yate	Yate	Yate - Urban	N	Brownfield	Industry and business	Housing		150			150	150
Market Town	YA6	Cranleigh Court, Yate	Yate	Yate - Urban	N	Brownfield	Garages and hardstanding	Housing	10				10	10
Charfield	CH1	Land north of Wotton Road, Charfield	Charfield	Charfield	N	Greenfield	Agriculture and fisheries	Housing		245	5		250	250

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
Charfield	CH2	Land to the south of Charfield	Charfield	Charfield	N	Greenfield	Agriculture and fisheries	Housing, Age Friendly Housing, Commerical (upto 350m2) Sport Pitches	67	335	123		525	525
Edge of Market Town	CS3	Barnhill Quarry	Chipping Sodbury Edge	Chipping Sodbury	N	Greenfield	Minerals	Housing, small scale employment, sports pitches		55	245		300	300
Edge of Market Town	THO2	Land to West of Park Farm	Thornbury Edge	Thornbury - North and East	N	Greenfield	Agriculture and fisheries	Housing	15				15	15
Edge of Market Town	THO3	Land west of B4061, Thornbury	Thornbury Edge	Thornbury South	Y	Greenfield	Agriculture and fisheries	Housing	40				40	40
North and East Fringe Urban Edge	BOC1	Land to the rear of Park Farm, Barry Road, Oldland Common	East Fringe Urban Edge	Oldland	Y	Greenfield	Agriculture and fisheries	Housing, sports pitches		245	59		304	304
North and East Fringe Urban Edge	BOC2	Land at 12, The Park, Willsbridge BS30 6EE	East Fringe Urban Edge	Willsbridge	Y	Greenfield	Residential	Housing	15				15	15
North and East Fringe Urban Edge	BOC3	Jarretts Garden Centre, Bath Road	East Fringe Urban Edge	Willsbridge	Y	Brownfield	Industry and business	Housing	44	51			95	95
North and East Fringe Urban Edge	BOC4	Jarrets Yard, Oldland Common	East Fringe Urban Edge	Oldland	Y	Mixed	Agriculture and fisheries	Housing		140			140	140
North and East Fringe Urban Edge	BOC5	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge	East Fringe Urban Edge	Willsbridge	Y	Mixed	Agriculture and fisheries	Housing and Employment (Class E)	44	18			62	62

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
North and East Fringe Urban Edge	BOC6	Land Adjacent to Bitton Sports and Social Club	East Fringe Urban Edge	Willsbridge	Y	Greenfield	Agriculture and fisheries	Housing	33				33	33
North and East Fringe Urban Edge	BOC7	Land Adjoining Bath Road, Bridgeyate	East Fringe Urban Edge	Oldland	Y	Greenfield	Agriculture and fisheries	Housing	40	19			59	59
North and East Fringe Urban Edge	BOC8	Land on the East side of Bath Road, North Common, Warmley	East Fringe Urban Edge	Oldland	Y	Greenfield	Agriculture and fisheries	Housing	40	24			64	64
North and East Fringe Urban Edge	BV3	Rockhouse Farm, Cattybrook Road, Shortwood	East Fringe Urban Edge	Shortwood North	Y	Greenfield	Agriculture and fisheries	Housing, Small Scale Commerical (upto 350m2)		245	35		280	280
North and East Fringe Urban Edge	BV6	Shortwood Hill	East Fringe Urban Edge	Shortwood South	Y	Greenfield	Agriculture and fisheries	Housing				50	50	50
North and East Fringe Urban Edge	BV9	Carsons Green, East of the A4174	East Fringe Urban Edge	Shortwood South	Y	Greenfield	Vacant and derelict	Housing, Employment (5.8ha), Local Centre, Primary School, Mobility Hub, Playing Pitches		220	550	830	1600	1600
North and East Fringe Urban Edge	BV10	Mounds Court Farm, Webbs Heath Lane	East Fringe Urban Edge	North Warmley	Y	Greenfield	Agriculture and fisheries	Housing		60			60	60
North and East Fringe Urban Edge	BV12	Land North of Lyde Green	East Fringe Urban Edge	Land North of Lyde Green	Y	Greenfield	Agriculture and fisheries	Employment (75,000m2 in plan period, 55,000m2 beyond plan period), Housing, Extra Care Housing, Local Centre, Primary		300	750	1000	2050	2050

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
								School, Sports Pitches, Mobility Hub						
North and East Fringe Urban Edge	BV13	Land North of A420 and South of Goose Green, Warmley	East Fringe Urban Edge	North Warmley	Y	Greenfield	Agriculture and fisheries	Residential, Local Hub, Nursery & Mobility Hub		335	335	280	950	950
North and East Fringe Urban Edge	BV14	Land on the East side of Bath Road, North Common, Warmley	East Fringe Urban Edge	Oldland	Y	Greenfield	Agriculture and fisheries	Housing	41				41	41
North and East Fringe Urban Edge	EG1	Land at Shortwood, Mangotsfield	East Fringe Urban Edge	Mangotsfield	Y	Greenfield	Agriculture and fisheries	Housing	44	21			65	65
North and East Fringe Urban Edge	EG2	Land at Cossham Street, Mangotsfield	East Fringe Urban Edge	Mangotsfield	Y	Greenfield	Vacant and derelict	Housing	100	50			150	150
North and East Fringe Urban Edge	EG3	The Hayfields off Cossham Street	East Fringe Urban Edge	Mangotsfield	Y	Mixed	Recreation and leisure	Housing, Rugby Club, Playing Pitches	44	21			65	65
North and East Fringe Urban Edge	EG4	Promphrey Hill, Mangotfield	East Fringe Urban Edge	Mangotsfield	Y	Greenfield	Land for grazing	Housing	7				7	7
North and East Fringe Urban Edge	FD1	The Oaks, Filton Road, Hambrook	North Fringe Urban Edge	Frenchay	Y	Greenfield	Agriculture and fisheries	Housing		150			150	150
North and East Fringe Urban Edge	FD2	Bolbrek Filton Road, Filton	North Fringe Urban Edge	Filton	Y	Greenfield	Agriculture and fisheries	Housing	11				11	11
North and East Fringe Urban Edge	FC3	Woodlands Golf Course, Trench Lane, Almondsbury,	North Fringe Urban Edge	Woodlands	Y	Greenfield	Recreation and leisure	Housing, Primary School, Local Centre, Mobility Hub,		264	550	1086	1900	1900

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
		(Woodlands Garden Village)						Extra Care Village, Sports Pitches						
North and East Fringe Urban Edge	HA1	Land at Castle Farm Road, Hanham	East Fringe Urban Edge	Hanham West	Y	Greenfield	Agriculture and fisheries	Housing		125			125	125
North and East Fringe Urban Edge	HA2	Land at Castle Inn Farm, Hanham	East Fringe Urban Edge	Hanham West	Y	Greenfield	Agriculture and fisheries	Housing	44	16			60	60
North and East Fringe Urban Edge	PSB1	Land off Prospect Close, Easter Compton	North Fringe Urban Edge	Easter Compton	Y	Greenfield	Agriculture and fisheries	Housing		160			160	160
North and East Fringe Urban Edge	PSB2	Land Between Over Lane and the B4055, Easter Compton	North Fringe Urban Edge	Easter Compton	Y	Greenfield	Vacant and derelict	Housing	50				50	50
North and East Fringe Urban Edge	PSB3	Land off Blackhorse Hill, Easter Compton	North Fringe Urban Edge	Easter Compton	Y	Greenfield	Agriculture and fisheries	Housing	40				40	40
North and East Fringe Urban Edge	PW1	15 and 17a, London Road, Warmley	East Fringe Urban Edge	North Warmley	Y	Greenfield	Vacant and derelict	Housing		50			50	50
North and East Fringe Urban Edge	SV1	Land South of Gloucester Road, Almondsbury	North Fringe Urban Edge	Almondsbury	Y	Greenfield	Agriculture and fisheries	Housing, Extra Care Housing, Small Scale Commerical (upto 350m2)		245	105		350	350
North and East Fringe Urban Edge	SV3	Land at Hortham Lane, Hortham, BS32 4JH	North Fringe Urban Edge	Hortham Village	Y	Greenfield	Agriculture and fisheries	Housing	30				30	30
North and East Fringe Urban Edge	SV5	Land on the South Side of Gaunts Earthcott Lane, Woodlands	North Fringe Urban Edge	Woodlands	Y	Greenfield	Agriculture and fisheries	Housing				170	170	170

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
North and East Fringe Urban Edge	SV7	Land off Gaunts Earthcott Lane, Woodlands	North Fringe Urban Edge	Woodlands	Y	Greenfield	Agriculture and fisheries	Housing				160	160	160
North and East Fringe Urban Edge	SV9	Land Off Tockington Lane, Almondsbury	North Fringe Urban Edge	Almondsbury	Y	Greenfield	Agriculture and fisheries	Housing	10				10	10
North and East Fringe Urban Edge	SV10	The Quarters Colony Farm, Hortham	North Fringe Urban Edge	Hortham Village	Y	Greenfield	Recreation and leisure	Housing, Training Centre and Playing Pitches	40	50			90	90
North and East Fringe Urban Edge	SV13	Land to South of Trench Lane, Woodlands	North Fringe Urban Edge	Woodlands	Y	Greenfield	Agriculutral	Housing		147	23		170	170
North and East Fringe Urban Edge	WI8	Land at Hambrook Business Park, The Stream, Hambrook	East Fringe Urban Edge	Hambrook	Y	Brownfield	Transport	Housing			10		10	10
Rural Village	BV1	Land at Wick Quarry, Wick	Rural Village	Wick	Y	Greenfield	Industry and business	Housing		25			25	25
Rural Village	BV2	Land to the Rear of London Road, Wick	Rural Village	Wick	Y	Greenfield	Residential	Housing	5				5	5
Rural Village	BV4	Land North of London Road, Wick	Rural Village	Wick	Y	Greenfield	Recreation and leisure	Housing	30				30	30
Rural Village	BV7	CEMEX Floors, London Road	Rural Village	Wick	Y	Brownfield	Hard standing and processing for adjacent quarry, including offices and storage	Housing		45			45	45
Rural Village	BV8	Land to rear of 91 High Street,	Rural Village	Wick	Y	Greenfield	Recreation and leisure	Housing	10				10	10

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
		Wick, BS30 5QQ												
Rural Village	BV11	Land east of Abson Road, Pucklechurch	Rural Village	Pucklechurch East	Y	Greenfield	Vacant and derelict	Housing	44	16			60	60
Rural Village	CH4	Land at Longcross Farm, Cromhall	Rural Village	Cromhall	N	Greenfield	Agriculture and fisheries	Housing	30				30	30
Rural Village	CS1	Land between France Lane and Park Street, Hawkesbury Upton	Rural Village	Hawkesbury Upton	N	Greenfield	Agriculture and fisheries	Housing	20				20	20
Rural Village	CS2	Land South of Luckington Road, Acton Turville	Rural Village	Acton Turville	N	Greenfield	Agriculture and fisheries	Housing	40	10			50	50
Rural Village	FC1	Land on the East side of Dyers Land, Yate	Rural Village	Engine Common	N	Greenfield	Agriculture and fisheries	Housing	150				150	150
Rural Village	FC2	Land off Park Lane, Coalpit Heath	Rural Village	Coalpit Heath	N	Greenfield	Agriculture and fisheries	Housing	40	55			95	95
Rural Village	FC4	Land off, Engine Common Lane, Yate	Rural Village	Engine Common	N	Greenfield	Agriculture and fisheries	Housing	130				130	130
Rural Village	FC5	Land at Holly Hill Farm, Iron Acton	Rural Village	Iron Acton	Y	Brownfield	Agriculture and fisheries	Housing	20				20	20
Rural Village	FC6	Land off Bristol Road, Frampton Cotterell	Rural Village	Frampton Cotterell	Y	Greenfield	Agriculture and fisheries	Housing	44	16			60	60
Rural Village	FC7	Land at 404 North Road, Yate	Rural Village	Engine Common	N	Greenfield	Vacant and derelict	Housing	30				30	30

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
Rural Village	FC8	Land at North Road, Yate	Rural Village	Engine Common	N	Greenfield	Agriculture and fisheries	Housing	20				20	20
Rural Village	FC9	Land to rear of 450 North Road, Yate	Rural Village	Engine Common	N	Greenfield	Agriculture and fisheries	Housing	8				8	8
Rural Village	FC10	Land off North Road, Yate, BS37 7LJ	Rural Village	Engine Common	N	Greenfield	Agriculture and fisheries	Housing	20				20	20
Rural Village	FC11	Field to south of Rock View, Engine Common Lane	Rural Village	Engine Common	N	Greenfield	Agriculture and fisheries	Housing	12				12	12
Rural Village	FC14	Watermore Junior School	Rural Village	Frampton Cotterell	N	Brownfield	Former School	Housing	20				20	20
Rural Village	FC15	Land at Berrows Mead, Rangeworthy	Rural Village	Rangeworthy	N	Greenfield	Agriculture and fisheries	Housing	19				19	19
Rural Village	SV2	Land at Vattingstone Lane Alveston	Rural Village	Alveston	Y	Greenfield	Agriculture and fisheries	Housing		130			130	130
Rural Village	SV6	Land North of A38, Alveston	Rural Village	Alveston	Y	Greenfield	Agriculture and fisheries	Housing	40				40	40
Rural Village	SV11	The Old Vicarage, Alveston	Rural Village	Alveston	Y	Greenfield	Residential	Housing					0	0
Rural Village	SV12	Land to the North of Berkeley Vale Motors, Alveston	Rural Village	Alveston	Y	Greenfield	Agriculture and fisheries	Housing	20				20	20
Rural Village	SV15	Land by Aust Road and Elberton Road, Olveston(2)	Rural Village	Olveston	Y	Greenfield	Agriculture and fisheries	Housing	20				20	20
Rural Village	THO1	Land off Alveston Hill, Thornbury	Rural Village	Alveston	Y	Greenfield	Agriculture and fisheries	Housing	44	16			60	60

Local Plan Component	LP Reg 19 Allocation code	Address	Sub District Area	Place	Green-belt (Y/N)	Greenfield / Brownfield	Existing Use	Proposed Use	2026/ 2027 - 2030/ 2031	2031/ 2032 - 2035/ 2036	2036/ 2037 - 2040/ 2041	2041 onwards	Total Net/ Residual Capacity	Total Gross Capacity
Rural Village	WI1	Land to the North of the Railway Line, Winterbourne	Rural Village	Winterbourne	Y	Greenfield	Agriculture and fisheries	Housing	44	26			70	70
Rural Village	WI2	Land at York Gardens, Winterbourne	Rural Village	Winterbourne	Y	Greenfield	Agriculture and fisheries	Housing	20				20	20
Rural Village	WI3	Land west of Winterbourne Hill	Rural Village	Winterbourne	Y	Greenfield	Agriculture and fisheries	Housing		100			100	100
Total Allocations									**2,327**	**5,304**	**4,186**	**3,584**		
Existing Permissions									**4,599**	**1,622**	**1,085**	**3,288**		
Small Site Windfalls Projected at 230pa									**1,150**	**1,150**	**1,150**			

Total 2026 / 2027 - 2030 / 2031	**Total 2031/ 2032 - 2035 / 2036**	**Total 2036/ 2037 - 2040 / 2041**	**2041 onwards**
8,076	**8,076**	**6,421**	**6,872**

Total in Plan Period
22,573

Total
29,445