Policy Title:

LPS3 - Delivery of New Homes – South Gloucestershire's Housing Requirement

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced	**Policy CS15 – Distribution of Housing**
Non-Strategic / Strategic	**Strategic**

Purpose

The Council is committed to supporting people to ensure everyone has access to an affordable, decent, safe, secure and sustainable home.

The Local Plan shows how we will deliver 22,573 new homes of the right type and in the right location to meet our needs from 2026 until 2041. This means increasing the current number of homes in South Gloucestershire by nearly a fifth.

The distribution of new homes, through site allocations in accordance with locational strategy is set out in the policy below.

The delivery of the range of sites which make up this supply is set out in the Local Plan Housing Trajectory, in Appendix 5.

The range of sites will deliver a Local Plan that meets a requirement for a five-year supply of housing on adoption.

Policy wording

1. **The Local Housing Need for South Gloucestershire for the period 2026/27 to 2040/41 is 20,423 new homes, or 1,362 per annum.**
2. **The 5 year housing land supply assessment throughout the plan period will be based on the housing requirement of 20,423 homes.**
3. **To ensure this number of new homes is delivered, the Local Plan makes provision for the supply of 22,573 new homes over the plan's 15 year period.**
4. **Existing commitments will continue to deliver new homes during the new Local Plan period (totalling 7,306 homes). The Local Plan's locational strategy and policy framework will deliver 15,267 new homes, through both site allocations and sustainable and appropriately located small sites windfalls (3,450 homes).**
5. **LPS2 - Table 1 below summarises, by reference to the elements of the plan's locational strategy, where houses will be delivered through existing commitments and allocations in this Local Plan.**
6. **The Policies Map and Appendix 1 'Site Allocations' set out the location and site information of individual site allocations.**

LPS2 - Table 1. Housing Delivery by elements of the plan's locational strategy

	Within Plan Period (2026/27 - 2040/41)		Beyond Plan Period (2041 Onwards)	
	Local Plan Allocations	**Existing Permissions**	**Local Plan Allocations**	**Existing Permissions**
Within Urban Areas				
East Fringe	**720**	**438**	**8**	0
North Fringe	**1,761**	**5,762**	0	**3,288**
Within Market Towns				
Thornbury	**175**	0	0	0
Yate	**662**	**342**		0
North and East Fringe Urban Edges				
Almondsbury Strategic Village Extension	**350**	0	0	0
Easter Compton Strategic Village Extension	**250**	0	0	0
Woodlands Strategic Urban	**984**	0	**1,416**	0

Extension				
North of Lyde Green Strategic Urban Extension	**1,050**	0	**1,000**	0
North of Warmley Strategic Urban Extension	**780**	0	**280**	0
Carsons Green & Rockhouse Farm Strategic Urban Extension	**1,050**	0	**880**	0
East Fringe Urban Edge Non-Strategic Sites	**1,295**	**9**	0	0
North Fringe Urban Edge - Non-strategic Sites	**291**	0	0	0
Charfield Strategic Village Extension				
Charfield	**775**	0	0	0
Edge of Market Towns				
Chipping Sodbury Edge	**300**	0	0	0
Thornbury	**55**	**613**	0	0
Yate	**0**	**7**	0	0
Rural Villages				
Acton Turville	**50**	**17**	0	0
Alveston	**250**	0	0	0
Coalpit Heath	**95**	0	0	0
Cromhall	**30**	0	0	0
Engine Common	**370**	**118**	0	0
Frampton Cotterell	**80**	0	0	0
Hawkesbury Upton	**20**	0	0	0
Iron Acton	**20**	0	0	0
Olveston	**20**	0	0	0
Pucklechurch East	**60**	0	0	0
Rangeworthy	**19**	0	0	0
Wick	**115**	0	0	0

Winterbourne	**190**	0	0	0
Totals	**11,817**	**7,306**	**3,584**	**3,288**
Small Site Windfalls (230pa)	**3,450**			

Total Within Plan Period	Total Beyond Plan Period
22,573	**6,872**

Supporting text

1. The Local Plan is prepared under the transitional arrangements in the NPPF 2024. Therefore, the housing need against which the plan is assessed is calculated according to the methodology under the NPPF 2023 and the PPG as it applied prior to 12 December 2024. The Local Plan's housing requirement meets that need as assessed, plus a buffer. In addition, and in order that the transitional provisions apply, the housing requirement exceeds 80% of the housing need assessed under the new methodology. The housing requirement in fact exceeds that minimum requirement by 11%.

Components of housing supply

2. **Existing commitments.** These are permissions that have already been allocated through previous plans or are windfalls that have been granted permission or there has been an application for consent which is pending before the Council.
3. **Small site windfalls.** These are sites with 1-9 homes which are brought forward through the development management process and are not included as specifically allocated land in the Local Plan. The Local Plan includes a small sites windfall allowance of 230 homes per annum. Previous trends, known sites with permission and a supporting and positive policy framework facilitate a continuation of this supply during the plan period. The Small Sites Topic Paper sets out evidence in relation to this source of supply.
4. **Diverse portfolio of new site allocations.** By offering this range of sites the Local Plan is ensuring that a sufficient amount and variety of land can come forward where it is needed to meet the area's identified housing need.
5. **Designated land for housing that is expected to be developed beyond 2041.** The new sustainable communities to be created at the urban edge of north and east fringes of Bristol and the continuing delivery of the Brabazon development of the former Filton Airfield will support housing delivery beyond the Plan period.

How the Regulation 19 Publication draft has considered meeting Bristol City Council's unmet housing need

6. Bristol City Council in October 2023 identified that their draft plan did meet 10,404 of their assessed need over their plan period 2022-40. They have not updated their position in the light of the revised December 2024 NPPF.
7. Whether some or all of this unmet housing need can be met through this Local Plan has been carefully reviewed by the Council in the light of the two rounds of Regulation 18 consultation that were undertaken in 2024. The Council has concluded that there is no capacity to do so and without significant adverse impacts. This judgement is reached on the basis of:

    - the need to increase housing supply in the Local Plan both to comply with the NPPF 2024 transitional arrangements and to ensure an adequate buffer for its own needs when measured across the whole housing supply;
    - the challenge of ensuring the effective delivery and funding of infrastructure; and
    - the sustainability constraints that impact across the District, given the policies of protection that exist, in particular for the Green Belt, CNL and areas at risk of flooding.

8. Moreover, given the future expectation post adoption of the South Gloucestershire Local Plan that the Mayoral Combined Authority (MCA) will commence work on a new SDS, where the identification of long term contingencies or safeguarding of land is likely to form part of that work, it is not considered appropriate or practical that the Council should seek to do this at this stage through in its own individual Local Plan. This is because it is likely to duplicate and potentially undermine the ability of the MCA to exercise its strategic planning role through the delivery of an SDS.

Ensuring a flexible supply of deliverable and developable land for housing

9. The Local Plan Housing Trajectory in Appendix 5 sets out when site allocations, commitments and small sites will deliver in the plan period, across the first 1-5, 5-10 and 10-15 year periods. Sites which will continue to deliver outside the plan period are also shown.
10. Applying the 5-year supply methodology as set by national policy, the locational strategy and sites set out on the housing trajectory will deliver at least a 5-year supply of housing, on adoption of the Local Plan.
11. It is important housing land supply is monitored to ensure that there remains a flexible supply of deliverable and developable land for housing. To achieve this, an annual update will be made as part of preparing the Council's Authority Monitoring Report (AMR), to continually update the housing trajectory set out in Appendix 5. This will set out the Council's housing land supply position and housing trajectory to ensure a supply of specific deliverable sites are available against the Plan's housing requirement as required by the NPPF.

Additions	
Key evidence	Housing Trajectory to support the Local Plan Regulation 19 Publication draft. Small Sites Topic Paper
Other relevant policies to cross-reference?	LPS1 - Strategy Principles LPS2 - Locational Strategy for South Gloucestershire LP4 - Easter Compton Village Extensions LP5 – New Woodlands LP6 - North Lyde 'ecotech' Village LP7 - Carsons Green and Rockhouse Farm New Neighbourhoods LP8 - North Warmley New Neighbourhood LP9 - Charfield Village Extensions LP10 - Almondsbury Village Extension