Bristol Local Plan

Bristol Development Monitoring Report 2022

Covering the period 1st April 2021 – 31st March 2022

Bristol City Council

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Cover Photo: The Boat Yard, Bath Road from the River Avon (Strategic City Planning, BCC)

Introduction

Bristol is a city of hope and aspiration and is driven by the ambition to make sure everyone is included in its success. Bristol City Council is committed to building a better Bristol, whilst delivering the key global challenges of economic, environmental and social sustainability[1].

The One City Plan sets out where Bristol wants to be as a city by 2050 and how city partners will work together to create a fair, healthy and sustainable city. Supporting the One City Plan, a statement about planning in Bristol, Progressing Bristol's Development explains the current development approach, as the new Local Plan is prepared. The joint West of England Combined Authority Spatial Development Strategy has been halted and is no longer being progressed, however, Bristol continues to work with its adjoining authorities on growth of the city region.

The Bristol Development Monitoring Report is the annual Authority's Monitoring Report[2] (AMR). The collection, analysis and reporting of planning data is a legal requirement and provides a sound factual basis for decision-making, as well as contributing to government statistics. This 2022 AMR report covers the monitoring period 1st April 2021 to 31st March 2022 and is the principal means for monitoring the implementation of the adopted Bristol Local Plan.

The targets and indicators reported on relate to the lead Local Plan policies, as set out in the Core Strategy. The Site Allocations and Development Management Policies Local Plan and the Bristol Central Area Plan (BCAP) are subject to the same monitoring arrangements. Where reference is made to monitoring areas, these are shown below. With changes to the National Planning Policy Framework; National Planning Practice Guidance and the Bristol Local Plan under review, targets and/or indicators reflect current monitoring arrangements and may be subject to change in future monitoring reports. Where data is available, trends are shown to help identify the need for further action and consequently the need to amend policies.

The Bristol Development Monitoring Report does not report on the priorities, actions and targets contained within other council documents. Additional development monitoring undertaken by the Strategic City Planning team is available via the land use, development and planning policy research web page.

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[1] The United Nations Sustainable Development Goals (SDGs) are a framework for the key global challenges of economic, environmental and social sustainability, which every country in the world has agreed to deliver by 2030. Bristol is committed to delivering the SDGs locally.
[2] Local Planning Authorities are required to produce an Authority's Monitoring Report (AMR) under Section 113 of the Localism Act 2011. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what the report must contain.

Monitoring Areas

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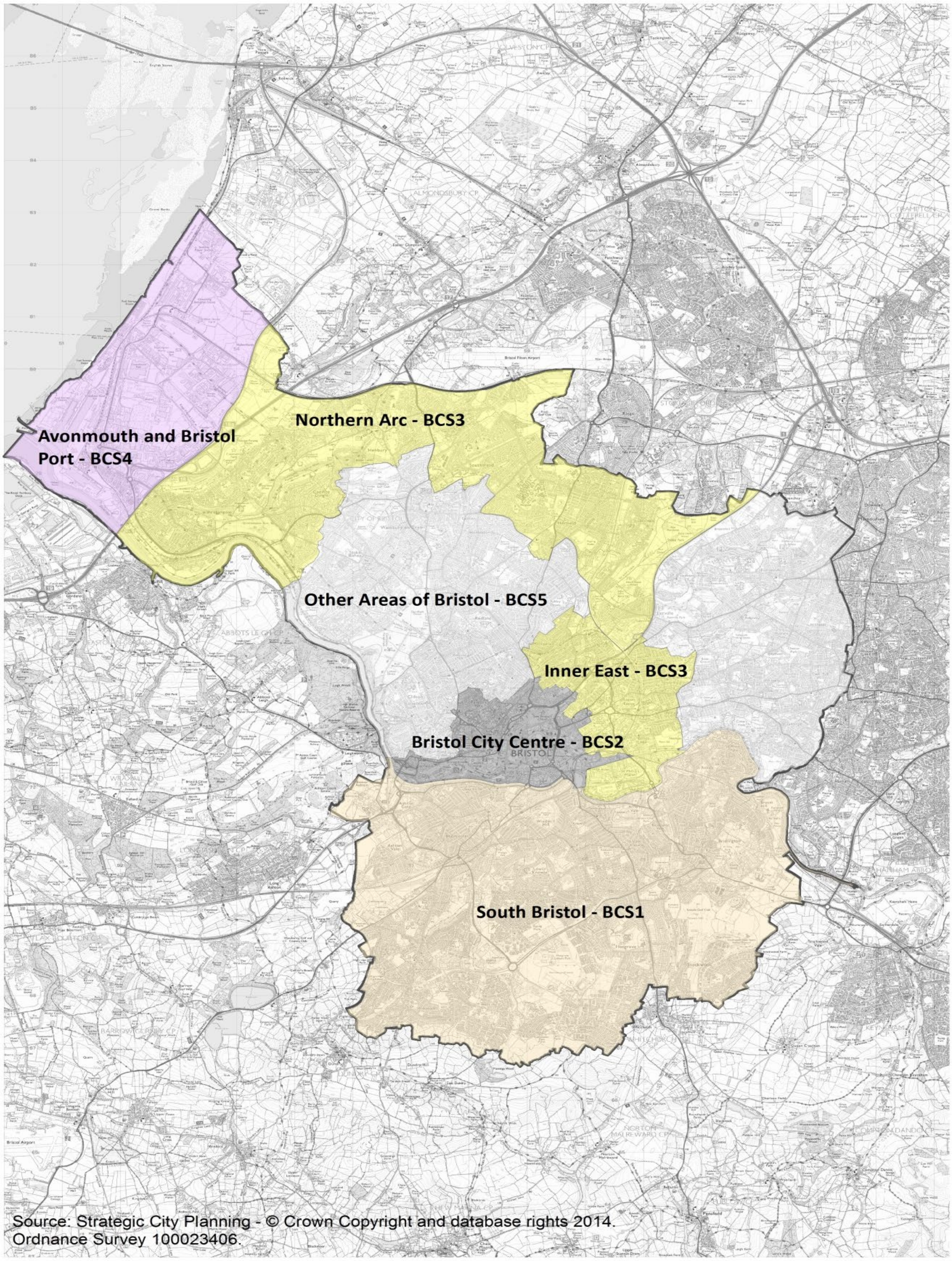
Source: BCC, Strategic City Planning



Main findings and looking forward

The Bristol Development Monitoring Report provides an essential set of data in relation to the economic, social and environmental characteristics of the city. The information provides the evidence required to monitor the performance of the spatial policies and to support the on-going preparation of a sound Bristol Local Plan.

Development Plan Preparation

The new Bristol Local Plan continues to be progressed, with the intention that it is adopted in 2025. An updated Local Development Scheme came into effect in November 2022. Whilst the Bristol Local Plan review continues, Progressing Bristol's Development[1] based on the draft Local Plan[2] and supporting the One City Plan, explains the current approach to making planning decisions and the proposed direction of future development in the city.

The Local Development Scheme (LDS) covering 2022 – 24 replaced the October 2020 LDS. This reflects the intention to continue to prepare a local plan and that work on the West of England Combined Authority (WECA) Spatial Development Strategy (SDS) has halted and will not be progressed.

Duty to Co-operate

Bristol continues to work with its adjoining authorities and with other key bodies on strategic, cross boundary matters, as each authority continues to prepare its local plan.

To plan for a steady and adequate supply of aggregates, the South West Aggregates Working Party meets quarterly and its advice is taken into account when preparing the West of England Local Aggregates Assessment. The LAA is part of the evidence base to inform local plan preparation.

The Joint Planning Data Group meets quarterly to share expertise, ensure consistency of approach to monitoring and to reduce duplication of effort across the sub-region. Colleagues are involved in co-ordinating data collection and monitoring procedures to support the review of Local Plans, to inform strategic studies and responding to government consultations / technical papers.

Community Infrastructure Levy

The Council is both a CIL Charging and a CIL Collecting Authority. Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) requires Local Authorities to produce an annual Infrastructure Funding Statement (IFS) detailing income and expenditure for both Planning Obligations (Section 106) and CIL. The IFS for the year 1st April 2021 to 31st March 2022 is available here.

Monthly updated information relating to the receipt and spend of developer contributions is available on the Council's S106 monies web page, and CIL monies web page.

[1] A statement approved by the council in October 2020

[2] Bristol Local Plan Review Draft Policies and Development Allocations March 2019

Neighbourhood Planning

Bristol has three Neighbourhood Development Plans covering Old Market, Lawrence Weston and Hengrove and Whitchurch Park which have been made part of the development plan for Bristol.

Housing

The Core Strategy establishes a minimum target of 26,400 net additional homes in Bristol between 2006 and 2026. Between 1st April 2021 and 31st March 2022, 2,563 net new dwellings were completed, resulting in a net total of 28,821 new dwellings since the start of the plan period. The target set out in the Core Strategy has therefore been delivered.

In this reporting period, 474 affordable homes were delivered. The Project 1000: Affordable Housing Delivery Plan 2022 to 2025 was approved by Cabinet in February 2022. The plan sets out the council's ambition to work with partners, local communities, and developers to deliver 1000 new affordable homes each year by 2024.

In 2021/22, 397 student housing units were completed. This is the highest number of student dwellings completed in a reporting period since 2016/17. In 2021/22, student housing units made up 15.5% of housing completions.

Since the introduction of additional change of use rights in May 2013, 2,447 dwellings have been completed from prior approval permitted developments, mainly within the city centre. Permitted developments account for approximately 2.3% of total net dwellings with planning permission at the end of 2021/22, compared to 4.7% in 2020/21 and 8.4% in 2019/20.

There were 13,405 dwellings with planning permission (including those subject to signing a Section 106 agreement) on 31st March 2022. Of these, 3,504 dwellings were under construction. This is slightly lower than the number of dwellings with planning permission at the end of 2020/21.

The 2021 Housing Delivery Test results published in January 2022 showed that Bristol achieved 74% of the delivery requirement over the three year period 2018/19 to 2020/21.

Economy

Offices:

In 2021/22, there was a net gain of 21,342m² of office floorspace in Bristol City Centre, which is a substantial increase when compared with the net loss of 6,632m² across Bristol in 2020/21. There were no areas other than the City Centre where there was a net gain in office floorspace.

4,457m² was lost, of which 62% was in Bristol City Centre, 25% was in the 'Northern Arc' and 13% was in South Bristol.

In terms of commitments at the end of 2021/22, the amount of new office floorspace with planning consent was 189,170m², 93% of which was in the City Centre. There were also 36,275 m² of office floorspace losses in the pipeline across the city, which is an increase of 87% when compared with 2020/21. 72% of the proposed losses are in the City Centre, 12% are in 'Other Areas', 10% are in South Bristol, 4% are in the 'Inner East' and 3% are in the 'Northern Arc'.

Industrial and Warehousing:

In this reporting period, Avonmouth experienced a net loss in industry and warehousing floorspace for the first time since 2014/15. All other areas of the city also experienced losses of industrial and warehousing floorspace. There was a total net loss of 21,190m² across the city.

The amount of gross new industrial and warehousing floorspace with a live planning permission but not built was 126,204m². Losses of 160,243m² industrial and warehousing floorspace were planned, with a resultant net loss of 34,039m² across the Local Authority Area.

Retail and Leisure:

During 2021/22, 388m² of retail floorspace was completed of which 100% was in the 'Northern Arc'.

Despite this, 3,701m² of retail floorspace was lost across the city, resulting in a net loss of 3,313m² overall. Losses of existing retail floorspace were significantly greater when compared with 2020/21 (685m²). 32% of the loss took place in Bristol City Centre, 26% was lost in South Bristol, 22% was lost in the 'Northern Arc' and the remaining 20% was lost in the Inner East.

Commitments at 31st March 2022 showed a potential net gain of 32,469m² of retail floorspace across the city. The majority of this (82%) would be located within Bristol City Centre. The only area of the city to experience a net loss is South Bristol, with total losses of 300m².

During 2021/22, there was a net gain of 4,164m² of assembly and leisure floorspace across the city, which is an 82% increase compared with 20/21. The majority of the new floorspace was completed in the Northern Arc (77%). There were losses of assembly and leisure floorspace in Bristol City Centre (1,843m²), the Inner East (759m²) and the Northern Arc (200m²).

At the end of 2021/22, the amount of assembly and leisure floorspace with planning permission comprises a net gain 69,118m². This is an increase of 248% when compared with 2020/21. 90% of the planned increase of assembly and leisure floorspace will be in the Northern Arc (62,237m²). A net loss 11,029m² is planned in South Bristol.

Joint Waste Core Strategy

The 4 West of England unitary authorities report on the monitoring of the West of England Joint Waste Core Strategy in their individual Authority's Monitoring Reports. During 2021/22, the West of England operational recycling capacity increased from 1,443,500 tpa in 2020/21 to 1,603,500 tpa.

The 160,000 tonnes per annum (tpa) net gain of operational capacity comes from the opening of two recycling facilities in Avonmouth, Bristol. These comprised of a plastics reprocessing centre at the Avonmouth Resource Recovery Centre, Severn Road (90,000 tpa) and a metals recovery centre on Humber Way (70,000 tpa).

The recycling non-operational permitted capacity did not increase in Bristol during 2021/22. However, 94,500 tpa of additional capacity was approved in Bath and North East Somerset.

In terms of recovery, capacity increased by 36,343 tpa during 2021/22, as a result of an increase in the permitted but non-operational tonnage of residual waste at a gasification facility in Avonmouth.

Looking forward

The local planning authority remains committed to preparing and publishing the information contained within its Authority's Monitoring Reports. Many of the adopted Core Strategy policies have specific targets and indicators, which were chosen to enable progress throughout the plan period up to 2026 to be reported on, where the data is available.

Bristol City Council is committed to building a better Bristol: a city of hope and aspiration, which benefits everyone in the city's success and a city that builds on its strengths and valued characteristics, which also innovates for the future. The new Local Plan will set a development direction which helps implement the One City Plan, which has been prepared in parallel with city partners. Progressing Bristol's Development, a statement prepared in 2020 complements the One City Plan and should be read alongside the framework of plans and strategies[3] which set out the comprehensive approach to meeting the city's needs and its future direction.

A new Local Plan will set out how Bristol will develop over the next 20 years. It will help deliver the new homes and jobs we need and safeguard the environmental assets we value. Taking account of other council documents and strategies, the local plan review will combine and update the policies in the Core Strategy, the Site Allocations and Development Management Policies Local Plan and the Central Area Action Plan. It will result in the preparation of a single document with updated policies, allocations and designations.

The new local plan for Bristol will take the city's development forward and the strategic city planning team will continue to engage and consult with the local community's whilst preparing the plan. Following the government's proposals to change the law for local development plans, the new local plan is being prepared in a changing context of legislation and national policy.

Through the review of the local plan we will continue to develop and revise the monitoring framework and indicator set to ensure that the refreshed policies are effectively monitored and reported upon.

[3] Bristol has recently declared a climate emergency and an ecological emergency. The One City Climate Strategy and One City Ecological Emergency Strategy set out a number of actions that have important implications for the future development of the city.

Duty to Co-operate

The requirement for local planning authorities (LPAs) to work under the Duty to Cooperate (DTC) on strategic planning issues is set out in section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act (2011). This requires authorities to engage constructively, actively and on an ongoing basis in relation to a number of activities including the preparation of development plan documents, other local development documents and marine plans. Local planning authorities must publish details of what action they have taken in relation to the duty to co-operate through their Authority's Monitoring Reports (AMRs).

In May 2022, following the decision by the West of England Combined Authority (WECA) to halt work on the SDS, the strategic planning framework will now be provided through local plans. The West of England Authorities continue to co-operate with each other as they prepare their individual local plans. Bristol will be maintaining one or more statements of common ground (SoCG) to document the approach to engaging on cross-boundary strategic matters during the plan making process.

Minerals Planning

The National Planning Policy Framework (NPPF) requires minerals planning authorities (MPAs), such as the West of England authorities, to plan for a steady and adequate supply of aggregates by participating in the operation of an Aggregate Working Party (AWP) and taking its advice into account when preparing their Local Aggregates Assessment. The South West AWP meets quarterly and membership includes representatives from central Government, mineral planning authorities, the Mineral Products Association, the British Aggregates Association, and such other representatives as appropriate.

Local Aggregates Assessment (LAA)

A Local Aggregate Assessment is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area. Within the West of England, Local Aggregates Assessments are prepared jointly by the four unitary authorities (UAs) within the West of England sub-region (Bristol City, Bath and North East Somerset, North Somerset and South Gloucestershire). The LAA forms an important part of the evidence base that will be used to inform preparation of the Unitary Authorities' individual Local Plans. The most recent published West of England LAA covers the period 2012 – 2021.

Joint Planning Data Group

The West of England authorities take a joined up approach to land-use research and monitoring across the sub-region and there is a well-established joint working arrangement through the Joint Planning Data Group. The group meets quarterly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

Development Plan Preparation

The Bristol Local Plan explores how the city will develop and is the framework for deciding planning applications. The current Local Plan comprises of a set of documents, containing a range of policies to guide future development decisions until 2026 and includes:

- Joint Waste Core Strategy (West of England) - adopted March 2011
- Core Strategy - adopted June 2011
- Site Allocations and Development Management Policies Local Plan - adopted July 2014
- Bristol Central Area Plan - adopted March 2015

The Bristol Local Plan is supported by other Supplementary Planning Documents and other planning guidance.

Some areas of the city have Neighbourhood Development Plans which have been 'made' part of the Development Plan for Bristol. The neighbourhood planning areas below include other policies for deciding planning applications:

- Old Market Neighbourhood Development Plan 2016
- Lawrence Weston Neighbourhood Development Plan 2017
- Hengrove and Whitchurch Park Neighbourhood Development Plan 2019

The Local Plan and Neighbourhood Development Plans together form the statutory development plan for Bristol which is used with the National Planning Policy Framework (NPPF).

The Local Plan review is continuing. Whilst the new Local Plan is being prepared, Progressing Bristol's Development[1] based on the draft Local Plan[2] and supporting the One City Plan, explains the current approach to making planning decisions and the proposed direction of future development in the city.

Local Development Scheme (LDS)

Reporting on Bristol's Local Development Scheme in an Authority's Monitoring Report is a legal requirement.[3] The LDS covering 2022-2024 replaced the October 2020 LDS and reflects the intention to continue to prepare a local plan and that work on the West of England Combined Authority Spatial Development Strategy has halted and will not be progressed.

[1] A statement approved by the council in October 2020
[2] Bristol Local Plan Review Draft Policies and Development Allocations March 2019
[3] Regulation 34(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012

During this reporting period 1 April 2021 to 31 March 2022 the Bristol Local Plan continued to be progressed to the timetable below:

- October / November 2023: publication version to be approved and made available for comment (Regulation 19)
- Summer 2024: examination by a planning inspector (Regulation 24)
- Autumn 2024: Inspector's report (Regulation 25)
- Early 2025: new local plan to be adopted (Regulation 26)

Infrastructure and Developer Contributions

Policy BCS11 Infrastructure and Developer Contributions either directly or indirectly contributes to meeting all the objectives of the adopted Core Strategy.

Bristol City Council's Community Infrastructure Levy (CIL) charges took effect on 1st January 2013 as did a revised Planning Obligations SPD, meaning that the tariff based approach set out in the previous Planning Obligations SPD (SPD4) ceased to exist on 31st December 2012. The council is both a CIL Charging and a CIL Collecting Authority. Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) requires Local Authorities to produce an annual Infrastructure Funding Statement (IFS) detailing income and expenditure for both Planning Obligations (Section 106) and CIL. The IFS for 1st April 2021 to 31st March 2022 is available here.

During 2021/22, Section 106 and CIL income and expenditure was impacted on by the Covid-19 pandemic. Section 106 particularly, as the Council allowed payments to be deferred in accordance with the government's pandemic guidance.

Summary information from the 2021/22 IFS is as follows:

- Total CIL income in 2021/22 was £6,953,681.26
- Total CIL expenditure in 2021/22 (excluding admin costs) was £10,845,517.76.
- Examples of schemes funded from CIL during 2021/22 include the following:
    - £5,000,000 of Strategic CIL towards a new primary school at Perry Court
    - £135,000 of Local CIL towards improvements to the lake and surrounding paths in St. George Park
    - £18,770 of Local CIL towards a multi-use room at Little Foxes Forest School to support children with additional needs
    - £10,333.56 of Local CIL towards new IT Equipment for the Filwood Community Centre IT Room
    - £2,000 of Local CIL towards a hearing loop in Redland Parish Church Hall
- Total Section 106 income (excluding fees) in 2021/22 was £2,781,282.34
- Total Section 106 expenditure in 2021/22 was £1,722,973.15
- Examples of schemes funded from Section 106 during 2021/22 include the following:
    - £269,994 towards the construction of 34 new Council Homes for Social Rent on the former Brentry House Site
    - £136,179.18 towards replacement wetland habitat at Hallen Marsh as part of the Avonmouth Severnside Enterprise Area biodiversity offsetting scheme
    - £43,567.46 towards a new Zebra Crossing and improvements to the pedestrian refuge islands on Birchwood Road and School Road
    - £18,948.90 towards a Residents Parking Scheme for Edward Road and Chatsworth Road, Brislington
    - £4,000 towards improvements to the existing BMX track in Hillfields Park to create a wheel's park catering for BMX, scooters and skateboard users

Monthly updated information relating to the receipt and spend of developer contributions is available on the Council's S106 monies web page, and CIL monies web page. The figures quoted for the reporting period do not necessarily relate to the effectiveness of the policy. The level of receipt relates to the level of development occurring, and the level of expenditure relates to the effectiveness of the relevant council departments and third-party organisations in delivering schemes.

Neighbourhood Planning

Neighbourhood planning is about making sure a community gets the development it needs for the future through the building of homes, job opportunities and leisure and community facilities, including schools, health services and shops.

Any community in the city can get involved in helping to plan their future development, through contacting the Neighbourhood Planning Network or by making an application. The Localism Act 2011 introduced the opportunity for relevant community groups to ask for formal designation of their area as a Neighbourhood Planning Area. If formally designated as the Neighbourhood Planning Forum for that area they can begin to draw up a Neighbourhood Development Plan.

Neighbourhood Development Plans need to be consistent with National Planning Policy Framework and in general conformity with the council's strategic planning policies as set out in the Development Plan. Any Neighbourhood Development Plan is subject to an independent examination and referendum, before it can be made part of the Development Plan for Bristol.

Hengrove and Whitchurch Park

Neighbourhood Planning Area and Forum designated: 07/11/2016
Referendum held: 14/02/2019
Made part of Development Plan: 19/03/2019

Lawrence Weston

Neighbourhood Planning Area designated: 31/01/2013
Forum designated: 01/05/2013 and re-designated 21/05/2018
Referendum held: 23/02/2017
Made part of Development Plan: 14/03/2017

Old Market

Neighbourhood Planning Area designated: 31/01/2013
Forum designated: 01/05/2013 and re-designated 07/03/2019
Referendum held: 25/02/2016
Made part of Development Plan: 15/03/2016

Redcliffe

Neighbourhood Planning Area designated: 30/07/2012
Forum designated: 30/07/2012 and ceased to have effect on 30/07/2017
Redcliffe Residents Action Group and Neighbourhood Forum designated 26/11/2018

Knowle West

Neighbourhood Planning Area designated: 27/03/2013
Forum designated: Designated 01/07/2013
Designation withdrawn following notice of decision to close on 03/08/2015

Lockleaze

Neighbourhood Planning Area designated: 30/07/2012
Forum: Ceased to have effect on 30/07/2017 and refusal to re-designate issued 02/10/2017

You can find more information here.

Environment

Core Strategy Policy BCS9 aims to protect, provide, enhance and expand the green infrastructure assets which contribute to the quality of life within and around Bristol. Information on Bristol's parks and estates is available here.

The Bristol Biodiversity Action Plan (BAP) provides the framework for habitat and species conservation in Bristol. It also recognises the benefits of wildlife to people and helps to identify ways to better promote and engage people in biodiversity conservation. Across the city Local Nature Reserves (LNRs) are special places for wildlife to thrive and somewhere to enjoy nature.

Flood Risk

The Central Area Flood Risk Assessment investigated flood risk from the River Avon to central Bristol. The risk of this increases as the impact of climate change causes sea levels to rise and peak river flows to increase.

Bristol City Council is working alongside the Environment Agency to deliver a long-term plan to manage flood risk. Following public consultation between October and December 2020, Bristol City Council's Cabinet endorsed the Bristol Avon Flood Strategy in March 2021. In December 2021, Cabinet approved plans to invest in the works to repair the Floating Harbour's historic Underfall Yard sluices.

Outline business cases and plans to secure the additional funding required for the first phase of the strategy are being developed with work expected to begin from around 2025.

The Avonmouth Severnside Enterprise Area (ASEA) Ecology Mitigation and Flood Defence Project is a partnership between South Gloucestershire Council, Bristol City Council and the Environment Agency. The project will provide 17km of flood defences to reduce flood risk to 2,500 homes and businesses and 12,000 new jobs for the West of England. Works at Lamplighter's Marsh and Avonmouth Docks were started in 2021/22 and are due to be complete by 2024.

Climate Change

Core Strategy Policy BCS13 sets out a requirement for development in Bristol to take into account the impact of climate change. In 2019 an initial action plan was developed in response to the Climate Emergency declared by the City Councillors and Mayor in November 2018. The One City Plan and the One City Climate Strategy which sets out Bristol's commitment to becoming carbon neutral and climate resilient by 2030. It outlines actions necessary to reduce emissions and the need to prepare and adapt to extreme weather events as a result of climate change.

Bristol City Council is taking steps to support a more sustainable food system and was awarded Gold Sustainable Food City status in May 2021.

Further details on the strategy and supporting evidence on climate change can be found here.

Ecology

In February 2020, Bristol declared an ecological emergency in response to escalating threats to wildlife and ecosystems. The One City Ecological Emergency Strategy sets out the council's vision and ambition for 2030. The Bristol Wildlife Index sets out to establish a baseline and track change towards 2030. The Bristol City Council Ecological Emergency Action Plan (2021 – 2025) sets out the actions being taken by the council to embed nature into all decisions. The aims of the strategy are supported by the introduction of national legislation and strategies, such as the Environment Bill (2020).

Air Quality

Bristol City Council is currently developing its Clean Air Action Plan as mandated by central government. This plan aims to deliver compliance with the air quality objectives for NO_2 in the shortest time possible. Following approval of the outline business case in November 2019, the full business case for the proposed measures were submitted to government in 2020. Bristol's Clean Air Zone (CAZ) began operating on 28 November 2022.

Local air quality data is available on Open Data Bristol. National air quality data and pollution forecasts are available from Defra.

Housing

Housing Provision

Policy H5 of the Core Strategy establishes a minimum target of 26,400 net additional homes in Bristol between 2006 and 2026. The broad spatial distribution of the provision to be delivered is South Bristol 8,000; City Centre 7,400; Inner East 2,000; Northern Arc 3,000; Rest of Bristol 6,000.

Table H1 - Net additional homes provided 2006 – 2022

Source: BCC, Bristol Residential Development Survey 2022

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	Total Dwellings
Student units	-4	154	99	278	249	83	21	315	396	558	642	186	301	18	228	397	**3,921**
Other dwellings	2,056	2,274	2,475	1,911	1,490	1,663	857	972	1,058	981	1,352	1,454	1,498	1,332	1,361	2,166	**24,900**
Total net dwellings	**2,052**	**2,428**	**2,574**	**2,189**	**1,739**	**1,746**	**878**	**1,287**	**1,454**	**1,539**	**1,994**	**1,640**	**1,799**	**1,350**	**1,589**	**2,563**	**28,821**

Table H2 - Net housing completions 2006 - 2022 by area

Source: BCC, Bristol Residential Development Survey 2022

	City Centre	Inner East	Northern Arc	Rest of Bristol	South Bristol	Total
a) ''Large" sites	6,036	1,207	2,305	3,292	5,443	18,283
b) ''Small" sites	613	547	620	2,039	1,756	5,575
c) "Other" housing	3,764	32	25	336	28	4,185
d) Conversions of existing dwelling	99	325	290	960	606	2,280
Total gains (a+b+c+d)	**10,512**	**2,111**	**3,240**	**6,627**	**7,833**	**30,323**
e) Conversions of existing dwelling	-35	-13	-4	-70	-18	-140
f) Losses through changes of use	-33	-11	-17	-111	-21	-193
g) Demolitions	-37	-61	-489	-201	-381	-1169
Total losses (e+f+g)	**-105**	**-85**	**-510**	**-382**	**-420**	-1502
Net total (a+b+c+d+e+f+g)	**10,407**	**2,026**	**2,730**	**6,245**	**7,413**	**28,821**

Definitions:

Major housing – developments of 10 or more dwellings

Small housing – developments of 1 to 9 dwellings

Other dwellings – includes student and key worker cluster flats incl. extensions, granny annexe, houses in multiple occupation (HMO), C2 elderly person carehomes including extensions.

Net dwellings – all new dwelling completion gains minus all demolitions and losses through change of use and amalgamations of existing dwellings

Gross dwellings – all dwelling completion gains

Student accommodation – calculated using the formula of total bedspaces (excluding studios) divided by the national average student household size of 2.5 (from 2018/19)

Older people’s housing – calculated using the formula total bedspaces divided by 1.8 (from 2018/19). Formulae is based on the approach in the National Planning Practice Guidance (NPPG)

Table H3 - Housing sites with planning permission at 31st March 2022
Source: BCC, Bristol Residential Development Survey 2022

Area	With planning permission, under construction	With planning permission, not started	Planning permission subject to signing of Section 106 agreement	Total estimated dwelling capacity (net)
City Centre	1,324	2,537	736	4,597
Inner East	314	359	0	673
Northern Arc	540	1,065	0	1,605
Rest of Bristol	587	515	62	1,164
South Bristol	739	4,467	160	5,366
Total	**3,504**	**8,943**	**958**	**13,405**

Permitted Development – conversion of offices to housing

In May 2013 the Government introduced permitted development rights to allow offices (Use Class B1a) to be converted to housing (Use Class C3), without needing planning permission. Applicants now seek 'prior approval' from local authorities, enabling any potential flooding, contamination, noise, highways and transport impacts to be considered before the conversion is approved.

- Between 30th May 2013 and 31st March 2022, in Bristol 2,169 homes were completed from prior approval office conversions, mainly located in the city centre.
- At 31st March 2022, there were 313 homes with planning permission to convert from offices, of which 112 were under construction and 201 had not started. The potential new dwellings from prior approvals accounted for 2.3% of total net dwellings with planning permission (13,405), compared to 4.7% in 2020/21.

Student Housing

Table H4 - Student housing completions (net) 2006 - 2022

Source: BCC, Bristol Residential Development Survey 2022

	City Centre	Inner East	Northern Arc	Rest of Bristol	South Bristol	Total	*All housing types completions (net)*	Student housing - % of all housing
2006/07	-4	0	0	0	0	**-4**	**2,052**	0
2007/08	137	0	0	17	0	**154**	**2,428**	6.3
2008/09	99	0	0	0	0	**99**	**2,574**	3.8
2009/10	254	24	0	0	0	**278**	**2,189**	12.7
2010/11	249	0	0	0	0	**249**	**1,739**	14.3
2011/12	77	0	0	6	0	**83**	**1,746**	4.8
2012/13	19	0	0	2	0	**21**	**878**	2.4
2013/14	300	0	0	15	0	**315**	**1,287**	24.5
2014/15	277	0	0	118	1	**396**	**1,454**	27.2
2015/16	555	0	0	3	0	**558**	**1,539**	36.3
2016/17	641	0	0	0	1	**642**	**1,994**	32.2
2017/18	182	0	0	4	0	**186**	**1,640**	11.3
2018/19	300	1	0	0	0	**301**	**1,799**	16.7
2019/20	5	4	0	9	0	**18**	**1,350**	1.3
2020/21	224	0	0	4	0	**228**	**1,589**	14.3
2021/22	337	0	0	60	0	**397**	**2,563**	15.5
2006-2022 Total	3,652	29	0	238	2	**3,921**	**28,821**	13.6
2006-2022 Bedspaces	6,800	93	0	803	9	**7,705**		
All housing types total (net)	10,407	2,026	2,730	6,245	7,413	**28,821**		
Student housing - % of all housing	35.1	1.4	0	3.8	0	13.6		

Five year housing supply

The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years supply of housing.

For Bristol this supply is measured against the local housing need, using the government's standard method, as the strategic policies in the Local Plan Core Strategy are more than five years old.

An assessment of the five year housing supply for the period 2020-2025 was published in June 2021. It concluded that a five year supply of housing sites cannot be demonstrated and showed a 3.7 year supply of housing land.

The 2021 Housing Delivery Test results published in January 2022 showed that Bristol achieved 74% of the delivery requirement over the three year period 2018/19 to 2020/21. The result was that all three consequences of the Housing Delivery Test apply to Bristol:

- The need to prepare a Housing Delivery Test Action Plan
- The inclusion of an additional 20% buffer in the five year housing and land supply calculation
- Applying the presumption in favour of sustainable development to decision taking

These remain the latest HDT released by the Department for Levelling Up, Housing and Communities (DLUHC). A Bristol housing delivery test action plan was prepared in July 2022.

Affordable Housing Provision

Policy BCS17 sets out when affordable housing provision will be required, as well as indicating the proportions that will be sought across the city. The policy refers to affordable housing percentage requirements by Strategic Housing Market Assessment Zones for major housing sites of 15 dwellings or more.

Figure H1 - Strategic Housing Market Assessment Zones

Source: BCC, Core Strategy

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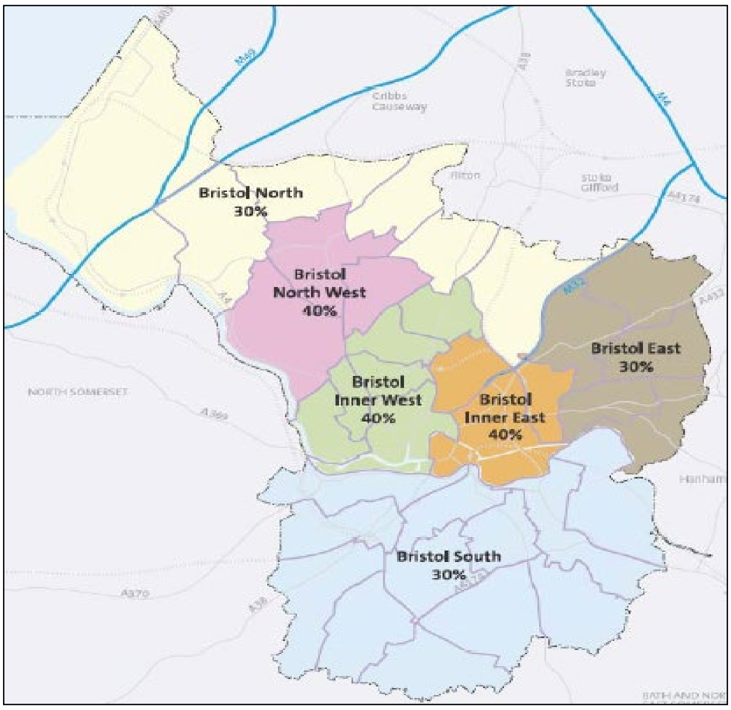


Gross affordable completions

The following table shows gross affordable housing completions, including acquisitions for the period 2007-2022.

Table H5 - Gross affordable housing completions

Source: BCC, Strategic City Planning

	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
a) Social rented homes	305	419	320	334	267	134	98	230	29	42	157	36	122	101	168
b) Intermediate homes	129	141	219	68	98	33	4	10	85	73	31	53	18	179	148
Missing tenure	9	21	18	0	0	120	0	0	27	13	0	0	62	0	22
c)Total affordable homes	**443**	**583**	**553**	**402**	**365**	**290**	**102**	**240**	**180**	**199**	**184**	**220**	**304**	**400**	**474**
									39 units are afford able rent	71 units are afford-able rent	79 units are afford-able rent	131 units are afford-able rent	102 units are afforda-ble rent	120 units are afforda-ble rent	136 units are affordable rent and 22 units are supported accommod-ation
*New core strategy indicator base date 2010/11															

Table H6 - Gross affordable housing completions, 2006 - 2022

Source: BCC, Bristol Residential Development Survey 2022

SHMA zone		Bristol East	Bristol Inner East	Bristol Inner West	Bristol North	Bristol North West	Bristol South	Total
2006 - 2022								
Social Rented	No.	321	422	179	820	17	788	2,547
	%	48.8	44.2	35.2	71.6	100.0	39.9	48.4
Affordable rent	No.	148	127	93	67	0	464	899
	%	22.5	13.3	18.3	5.9	0.0	23.5	17.1
Intermediate	No.	151	388	206	57	0	570	1,372
	%	22.9	40.7	40.6	5.0	0.0	28.9	26.1
Affordable tenure unknown		38	17	30	201	0	153	439
Total affordable dwellings		**658**	**954**	**508**	**1,145**	**17**	**1,975**	**5,257**

Table H7 - Type of affordable housing secured on housing sites of 15 or more dwellings since 2006

Source: BCC, Bristol Residential Development Survey 2022

	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	2007 to 2022
Social Rented	144	58	11	54	23	116	30	24	77	64	34	118	167	166	287	1,373
Affordable rent	0	0	0	0	0	8	17	28	23	10	63	81	73	21	60	384
Intermediate	48	31	6	25	8	20	8	45	41	48	62	74	50	49	89	604
Total affordable	**192**	**89**	**17**	**79**	**31**	**144**	**55**	**97**	**141**	**122**	**159**	**273**	**290**	**236**	**436**	**2,361**
Units with tenure unknown (excluded from total)	92	0	0	0	16	59	0	0	0	0	0	60	0	0	0	227

Housing Type

Policy BCS18 aims to ensure that new residential development provides for a range of housing types to help support the creation of mixed, balanced and inclusive communities.

Table H8 - Net housing completions in Bristol by tenure and dwelling type, 2006 – 2022

Source: BCC, Bristol Residential Development Survey 2022

Bristol	Flats/ Maisonettes		Houses/ Bungalows		Other units		TOTAL	
	Number	%	Number	%	Number	%	Number	%
Private	19,458	87.4	4,185	74.1	984	109.5	24,627	85.4
Affordable	2,817	12.6	1,462	25.9	-85	-9.5	4,194	14.6
Total	22,275	100	5,647	100	899	100	28,821	100

Table H9 - Net housing completions by tenure and dwelling type by area, 2006 - 2022

Source: BCC, Bristol Residential Development Survey 2022

	Private				**Affordable**				**Total**			
Area	**Flats**	**Houses**	**Other units**	**Total**	**Flats**	**Houses**	**Other units**	**Total**	**Flats**	**Houses**	**Other units**	**Total**
City Centre	8,649	83	866	9,598	792	17	0	809	9,441	100	866	10,407
Inner East	1,310	241	5	1,556	290	180	0	470	1,600	421	5	2,026
Northern Arc	1,118	935	-9	2,044	403	342	-59	686	1,521	1,277	-68	2,730
Rest of Bristol	4,005	1,498	104	5,607	395	244	-1	638	4,400	1,742	103	6,245
South Bristol	4,376	1,428	18	5,822	937	679	-25	1,591	5,313	2,107	-7	7,413
Total	**19,458**	**4,185**	**984**	**24,627**	**2,817**	**1,462**	**-85**	**4,194**	**22,275**	**5,647**	**899**	**28,821**
%	**79.0**	**17.0**	**4.0**	**100**	**67.2**	**34.9**	**-2.0**	**100**	**77.3**	**19.6**	**3.1**	**100**

Table H10 - Gross housing completions in Bristol by tenure and bedrooms, 2006/07 - 2021/22

Source: BCC, Bristol Residential Development Survey 2022

Citywide		Flats/ Maisonettes		Houses/ Bungalows		Total	
		Number	%	Number	%	Number	%
Private	1 Bed	6,527	37.1	182	2.9	6,709	28.0
	2 Bed	6,976	39.6	1,226	19.3	8,202	34.2
	3 Bed	567	3.2	1,991	31.4	2,558	10.7
	4 Bed +	79	0.4	897	14.1	976	4.1
	Missing	401	2.3	8	0.1	409	1.7
	Total	**14,550**	**82.6**	**4,304**	**67.9**	**18,854**	**78.7**
Affordable	1 Bed	1,356	7.7	36	0.6	1,392	5.8
	2 Bed	1,626	9.2	978	15.4	2,604	10.9
	3 Bed	62	0.4	834	13.1	896	3.7
	4 Bed +	1	0.0	182	2.9	183	0.8
	Missing	13	0.1	9	0.1	22	0.1
	Total	**3,058**	**17.4**	**2,039**	**32.1**	**5,097**	**21.3**
Total	1 Bed	7,883	44.8	218	3.4	8,101	33.8
	2 Bed	8,602	48.9	2,204	34.7	10,806	45.1
	3 Bed	629	3.6	2,825	44.5	3,454	14.4
	4 Bed +	80	0.5	1,079	17.0	1,159	4.8
	Missing	414	2.4	17	0.3	431	1.8
	Total	**17,608**	**100**	**6,343**	**100**	**23,951**	**100**

Please note dwelling conversions, student accommodation and elderly person carehomes (C2) are excluded, as bedroom data is not available for these type of developments.

Table H11 - Housing sites with planning permission at 31st March 2022 (net) by dwelling type and tenure (incl. s106)

Source: BCC, Bristol Residential Development Survey 2022

Area	Private					Affordable					Total				
	Flats	Houses	Unsp	Other units	Total	Flats	Houses	Unsp	Other units	Total	Flats	Houses	Unsp	Other units	Total
City Centre	2,325	34	177	1,409	3,945	593	-7	66	0	652	2,918	27	243	1,409	4,597
Inner East	205	94	0	294	593	54	26	0	0	80	259	120	0	294	673
Northern Arc	248	356	182	0	786	389	350	80	0	819	637	706	262	0	1,605
Rest of Bristol	633	416	0	-17	1,032	104	28	0	0	132	737	444	0	-17	1,164
South Bristol	1,916	424	1,542	44	3,926	827	159	454	0	1440	2,743	583	1,996	44	5,366
Total	**5,327**	**1,324**	**1,901**	**1,730**	**10,282**	**1,967**	**556**	**600**	**0**	**3,123**	**7,294**	**1,880**	**2,501**	**1,730**	**13,405**

Gypsies and Travellers and Travelling Show People

Policy BCS19 aims is to set out the council's approach to meeting the established unmet need for accommodation for Gypsies and Travellers and Travelling Showpeople. No additional pitches were delivered between 1st April 2021 and 31st March 2022.

Effective and Efficient Use of Land

Policy BCS20 aims to ensure that all development maximises opportunities to re-use previously developed land (PDL) and also uses land in the most efficient way possible. Since 09/06/2010, private residential gardens are no longer treated as brownfield and are excluded from the definition of PDL in Annex 2 of the NPPF. This is reflected in the lower number of housing completions on previously developed land since 2010/11.

Table H12 - Percentage of new and converted dwellings on previously developed land

Source, BCC, Bristol Residential Survey 2022

06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
96.6	99.8	98.0	95.6	90.4	90.7	84.6	86.3	75.8	88.2	92.7	87.5	88.4	82.0	90.3	89.6

Following the halting of the West of England Strategic Development Strategy in May 2022 it will be for the Bristol Local Plan to establish an appropriate housing target.

The Bristol Local Plan Review (March 2019) included proposals for the delivery of at least 33,500 homes by 2036. It sets out growth and regeneration areas with capacity for delivering over 11,500 new homes, 70 development allocations with the potential for a further 4,400 homes and policies which prioritise sustainable housing development as part of a strategy of inclusive growth.

In February 2022 the city council Cabinet approved the adoption and implementation of an updated Housing Delivery Plan for 2022-2025: Project 1000. This established a new approach to accelerating housing delivery in the city to meet Mayoral aspirations for the delivery of 1000 affordable homes a year from 2024.

Economy

Policy BCS8 of the Core Strategy aims to strengthen the economic performance of Bristol by providing a sufficient and flexible supply of employment land. Policy BCS4 identifies Avonmouth as a priority area for industrial and warehousing development.

Table E1 – 2021/22 completions: offices, industry and warehousing (m²)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Offices	Gain	0	25,360	0	439	0	0	**25,799**
B1a	Loss	0	2,789	0	1,093	0	575	**4,457**
	Change	0	22,571	0	-654	0	-575	**21,342**
Industry and warehousing	Gain	17,275	0	3,090	0	0	588	**20,953**
B1b, B1c, B2, B8, mixed	Loss	24,545	690	3,369	3,312	0	10,227	**42,143**
B, sui generis industrial	Change	-7,270	-690	-279	-3,312	0	-9,639	**-21,190**

Table E2 – Commitments at 31st March 2022: offices, industry and warehousing (m²)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Offices	Gain	0	175,395	1,288	1,000	1,049	10,438	**189,170**
B1a	Loss	0	26,146	511	1,578	4,500	3,540	**36,275**
	Change	0	149,249	777	-578	-3,451	6,898	**152,895**
Industry and warehousing	Gain	108,999	1,432	6,614	2,683	2,158	4,318	**126,204**
B1b, B1c, B2, B8, mixed	Loss	33,445	3,236	5,316	54,394	30,099	33,753	**160,243**
B, sui generis industrial	Change	75,554	-1,804	1,298	-51,711	-27,941	-29,435	**-34,039**

Table E3 – 2006/07-2021/22 completions: offices, industry and warehousing (m²)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Offices	Gain	16,297	246,269	3,909	1,729	12,455	33,209	**313,868**
B1a	Loss	1,145	303,120	7,145	11,025	26,573	64,600	**413,608**
	Change	15,152	-56,851	-3,236	-9,296	-14,118	-31,391	**-99,740**
Industry & warehousing	Gain	671,343	1,666	29,823	39,478	14,929	55,564	**812,803**
B1b-B8, mixed B,	Loss	176,973	131,520	73,821	47,501	49,235	167,260	**646,310**
sui generis industrial	Change	494,370	-129,854	-43,998	-8,023	-34,306	-111,696	**166,493**

Figure E1 – Annual office (Use Class B1a) floorspace completions 2006/07 – 2021/22 (m²)

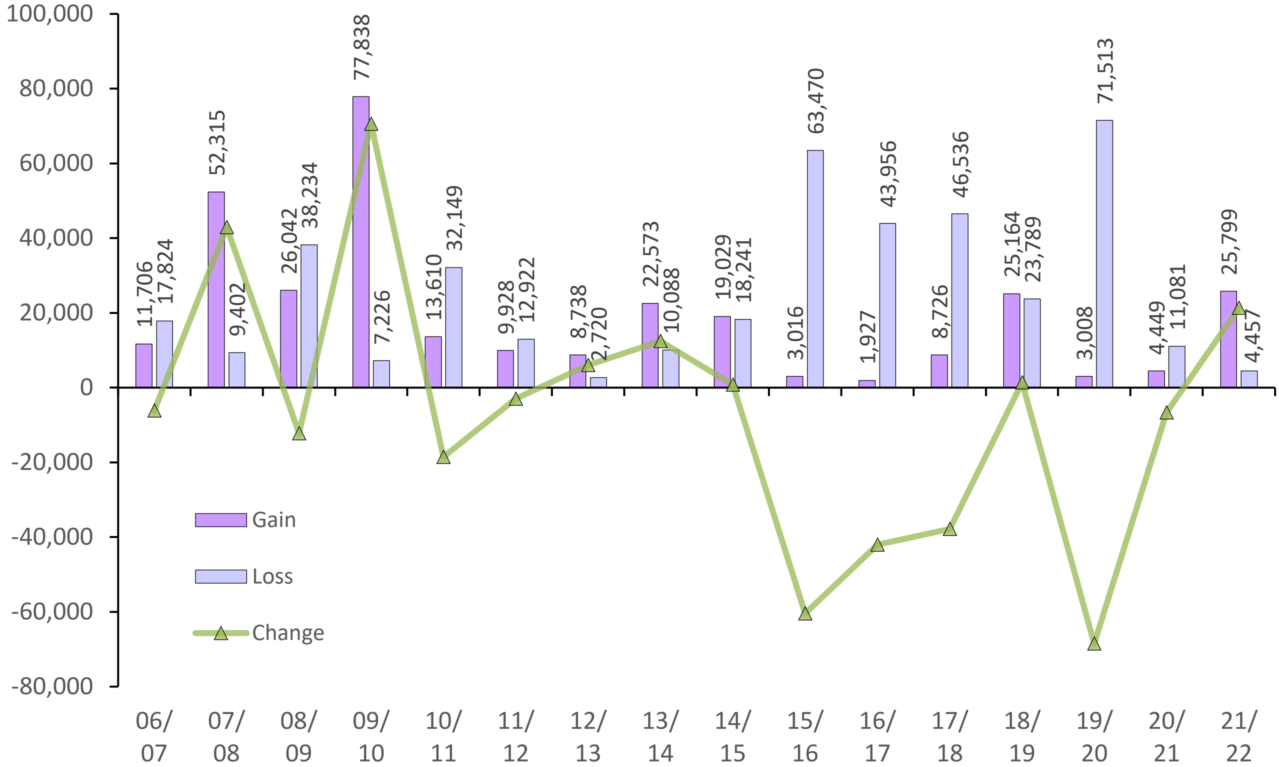
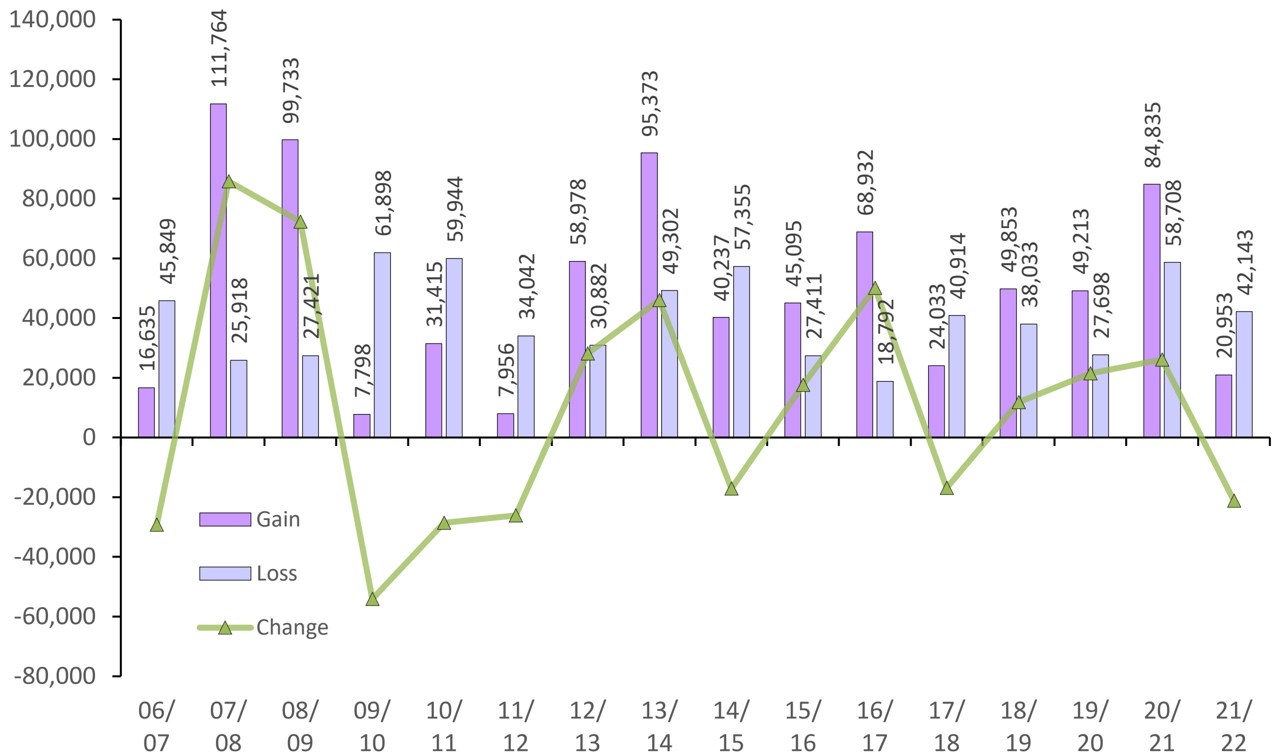


Figure E2 – Annual industrial and warehousing* floorspace completions 2006/07-2021/22 (m²)

*Use Classes B1b, B1c, B2, B8, Mixed B and sui generis industrial



Source of data: Business Development Survey 2022. The BDS report contains further detail and is accompanied by schedules with information on the planning permissions monitored by the survey.

Retail, Community Infrastructure and Leisure

Policy BCS7 of the Core Strategy aims to support a network of accessible centres in Bristol as the principal locations for shopping and community facilities as well as local entertainment, art and cultural facilities. Policy BCS12 seeks to ensure that development contributes to the provision of good quality, accessible community infrastructure and that existing community facilities are retained.

Table R1 – Retail completions 2021/22 (m²)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Shops A1	Gain	0	0	0	168	0	0	**168**
	Loss	0	0	715	0	0	970	**1,685**
	Change	0	0	-715	168	0	-970	**-1,517**
Financial & professional services A2	Gain	0	0	0	0	0	0	**0**
	Loss	0	0	0	816	0	0	**816**
	Change	0	0	0	-816	0	0	**-816**
Food and drink uses A3, A4 & A5	Gain	0	0	0	220	0	0	**220**
	Loss	0	0	0	0	0	0	**0**
	Change	0	0	0	220	0	0	**220**
Mixed or Flexible A Uses	Gain	0	0	0	0	0	0	**0**
	Loss	0	1,200	0	0	0	0	**1,200**
	Change	0	-1,200	0	0	0	0	**-1,200**

Table R2 – Retail commitments at 31st March 2022 (m²)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Shops A1	Gain	0	1,497	0	2,000	2,644	3,361	**9,502**
	Loss	471	17,781	0	4,180	1,061	2,718	**26,211**
	Change	-471	-16,284	0	-2,180	1,583	643	**-16,709**
Financial & professional Services A2	Gain	0	0	0	0	0	0	**0**
	Loss	0	971	0	0	0	0	**971**
	Change	0	-971	0	0	0	0	**-971**
Food and drink uses A3, A4 & A5	Gain	0	3,046	412	4,450	2,169	1,811	**11,888**
	Loss	0	992	0	0	336	715	**2,043**
	Change	0	2,054	412	4,450	1,833	1,096	**9,845**
Mixed or Flexible A Uses	Gain	470	65,962	0	0	0	9,161	**75,593**
	Loss	0	24,089	0	0	0	11,200	**35,289**
	Change	470	41,873	0	0	0	-2,039	**40,304**

Table R3 – Retail completions 2006/07 – 2021/22 (m^2)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Shops A1	Gain	713	87,450	300	10,272	3,692	33,684	**136,111**
	Loss	2,849	14,769	4,345	52	5,632	8,655	**36,302**
	Change	-2,136	72,681	-4,045	10,220	-1,940	25,029	**99,809**
Financial & professional Services A2	Gain	0	1,123	0	0	631	0	**1,754**
	Loss	0	4,279	0	816	1,339	0	**6,434**
	Change	0	-3,156	0	-816	-708	0	**-4,680**
Food and drink uses A3, A4 & A5	Gain	0	14,948	510	920	2,497	4,115	**22,990**
	Loss	0	6,801	3,049	2,644	1,842	3,351	**17,687**
	Change	0	8,147	-2,539	-1,724	655	764	**5,303**
Mixed or Flexible A Uses	Gain	557	12,289	988	0	0	730	**14,564**
	Loss	0	19,109	0	0	0	0	**19,109**
	Change	557	-6,820	988	0	0	730	**-4,545**

Figure R1 – Annual retail completions (Use Classes A1-A5) 2006/07 – 2021/22 (m^2)

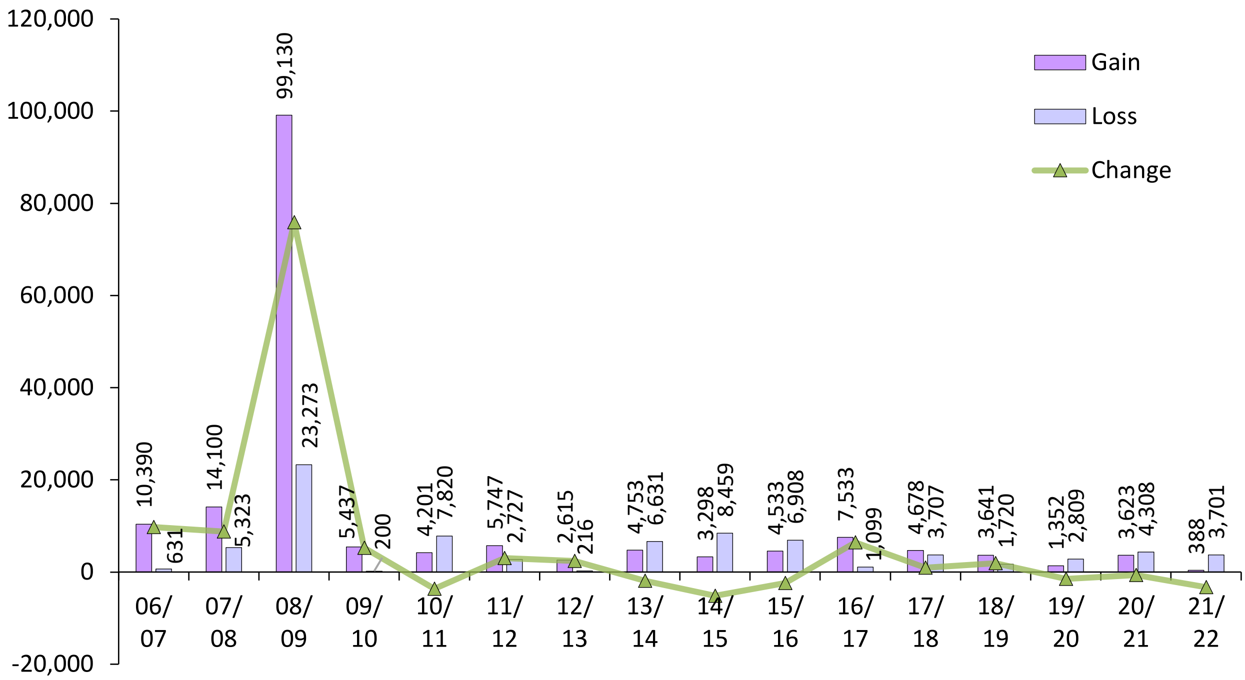


Table R4 – Community infrastructure and leisure completions 2021/22 (m^2)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Residential	Gain	0	0	0	4,912	0	0	**4,912**
institutions	Loss	0	0	0	9,000	1,750	0	**10,750**
(e.g. hospitals) C2	Change	0	0	0	-4,088	-1,750	0	**-5,838**
Non-residential	Gain	0	3,483	0	9,310	0	17,223	**30,016**
institutions (e.g.	Loss	0	1,199	0	719	0	10,344	**12,262**
schools) D1	Change	0	2,284	0	9,691	0	6,879	**18,854**
Assembly and	Gain	0	2,133	1,430	3,403	0	0	**6,966**
leisure (e.g.	Loss	0	1,843	759	200	0	0	**2,802**
gyms) D2	Change	0	290	671	3,203	0	0	**4,164**

Table R5 – Community infrastructure and leisure commitments at 31st March 2022 (m^2)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Residential	Gain	0	2,002	0	4,104	965	3,938	**11,009**
institutions	Loss	0	3,565	0	1,200	3,407	0	**8,172**
(e.g. hospitals) C2	Change	0	-1,563	0	2,904	-2,442	3,938	**2,837**
Non-residential	Gain	200	81,282	0	7,572	310	12,827	**102,191**
institutions (e.g.	Loss	0	13,877	880	1,271	0	6,707	**22,735**
schools) D1	Change	200	67,405	-880	6,301	310	6,120	**79,456**
Assembly and	Gain	200	9,876	2,390	72,014	5,444	6,877	**96,801**
leisure (e.g.	Loss	0	0	0	9,777	0	17,906	**27,683**
gyms) D2	Change	200	9,876	2,390	62,237	5,444	-11,029	**69,118**

Table R6 – Community infrastructure and leisure completions 2006/07 – 2021/22 (m^2)

Land Use and Use Class Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Residential	Gain	0	38,791	5,046	173,767	14,435	32,057	**264,096**
institutions	Loss	0	49,409	9,248	82,176	28,199	10,050	**179,082**
(e.g. hospitals) C2	Change	0	-10,618	-4,202	91,591	-13,764	22,007	**85,014**
Non-residential	Gain	717	82,027	20,278	34,236	107,521	142,024	**386,803**
institutions (e.g.	Loss	230	29,851	8,438	34,113	71,256	112,435	**256,323**
schools) D1	Change	487	52,176	11,840	1,223	36,265	29,589	**131,580**
Assembly and	Gain	0	25,191	5,902	9,174	13,631	48,239	**102,137**
leisure (e.g.	Loss	1,811	9,975	2,824	200	6,420	18,898	**40,128**
gyms) D2	Change	-1,811	15,216	3,078	8,974	7,211	29,341	**62,009**

Source of data: Business Development Survey 2022. The BDS report contains further detail and is accompanied by schedules with information on the planning permissions monitored by the survey.

Monitoring the Joint Waste Core Strategy

The tables below document the monitoring for the West of England Joint Waste Core Strategy (JWCS) for 2021/22 (1/4/21 - 31/3/22).

The JWCS sets out the strategic spatial planning policy for the provision of waste management infrastructure across the West of England sub-region.

Table JW1: Recycling / Composting

Unitary Authority	Indicative capacity requirement at 2026 as set out in JWCS (tonnes per annum)	Capacity of applications approved during 2021/22 (tonnes per annum)	Capacity lost during 2021/22 (tonnes per annum)	Capacity operational at 31/03/2022 (tonnes per annum)	Capacity permitted but not operational at 31/03/2022 (tonnes per annum)
Bath & North East Somerset		94,500	0	117,300	94,500
Bristol City		0	0	798,780	3,000
North Somerset		0	0	268,200	0
South Gloucestershire		0	34,000	419,220	2,500
West of England	858,000[1]	94,500	34,000	1,603,500	100,000

[1] municipal, commercial & industrial waste

Source: The four West of England authorities

Commentary

There have been changes from the 2020/21 situation in Bristol:

1. Operational capacity increased by 160,000 tonnes per annum (tpa) following the opening of two recycling facilities in Avonmouth:

   a. a plastics reprocessing centre at the Avonmouth Resource Recovery Centre, Severn Road (90,000 tpa); and
   b. Metals Recovery Centre on Humber Way (70,000 tpa)

   This had the consequent effect of decreasing non-operational permitted capacity by 160,000 tpa.

There have been changes from the 2020/21 situation in B&NES:

The proposal for recycling facilities (152,500 tonnes) at Pixash Lane was permitted in July 2021(21/00435/EREG03). This is broken down in the following categories:

- Transfer Station for local authority collected rubbish and recycling – 62,000 tpa
- Public recycling Centre for rubbish and recycling – 20,000 tpa
- Trade waste transfer station for rubbish and recycling – 10,000 tpa
- Materials Recycling facility – 60,000 tpa
- Street Sweepings transfer station – 500 tpa

However, because some of the above categories are transfer stations at which much of the material could just be passing through, we have assumed that only 20% of their capacity is recycling. Taking account of this the total recycling capacity calculated for the Pixash Lane site is 94,500tpa, as shown in the table; (capacity permitted but not operational at 31/3/2022).

NB: The Joint Waste Core Strategy (JWCS) sets out an indicative requirement for recycling and composting of municipal, commercial and industrial waste. However, the capacity tonnages of operational and permitted sites in the monitoring table may include construction, demolition and excavation waste, as many recycling facilities, particularly transfer stations, recycle this waste as well.

Table JW2: Recovery

Zone & indicative capacity requirement at 2026 as set out in JWCS Policy 5 (tonnes per annum)	Capacity of applications approved during 2021/22 (tonnes per annum)	Capacity lost during 2021/22 (tonnes per annum)	Capacity operational at 31/03/2022 (tonnes per annum)	Capacity permitted but not operational at 31/03/2022 (tonnes per annum)	Electricity and/or heat output from operational recovery facility (megawatts)
A~390,000	156,343t This is all within BCC's part of Zone A. It was from planning permission 20/03659/F which increased the permitted tonnage from 120,000 to 156,343 tpa at the gasification facility in Avonmouth, formerly owned by New Earth Solutions]	0	903,500 (unchanged from 20/21) This is assumed to be 5,000t at Portbury NS, plus the remainder at Bristol and South Glos. The figs from Bristol CC (see commentary below) suggest that 458,585t is at Bristol, leaving 439,915t at South Glos	226,343t Comprises 156,343t at Bristol, (see comments below) plus the 70,000t that was in the 20/21 table, assumed to be at South Glos, making a total of 226,343t	35.625
B~100,000	0	0	0	0	0
C~150,000	0	0	0	100,000	0
D~60,000	0	0	0	0	0
E~100,000	0	0	15,000	0	1.1
West of England total: 800,000	156,343	0	918,500	326,343	36.625

Source: The four West of England authorities

Commentary

There have been changes from the 2020/21 situation in Bristol affecting Zone A:

1. Permitted but not operational recovery capacity increased by 36,343 tpa.

   This resulted from the granting of a planning permission which increased the permitted tonnage of residual waste at a gasification facility on Boundary Road, Avonmouth to 156,343 tpa from the originally permitted 120,000 tpa.

2. There have been changes from the 2020/21 situation in B&NES affecting Zone C:

The permission to process food waste via anaerobic digestion at Queen Charlton has now lapsed (13/04126/MINW). Therefore, the capacity of 25,000 tpa is removed from the total figure for Zone C.

Table JW3: Landfill
Hazardous/ non-hazardous Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2021/22 (tonnes per annum)	Landfill capacity which became unavailable during 2021/22 (tonnes per annum)	Landfill operational at 31/03/2022 (tonnes per annum)	Landfill permitted but not started at 31/03/2022 (tonnes per annum)
Bath & North East Somerset	N/A	0	0	0	0
Bristol City	N/A	0	0	0	0
North Somerset	N/A	0	0	0	0
South Gloucestershire	Shortwood Landfill Site	0	0	2,000,000 / 200,000 tpa 2007-2023	0
West of England		0	0	2,000,000 / 200,000 tpa	0

Source: The four West of England authorities

Commentary
There were no changes from the 2020/21 situation in the West of England.

Inert Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2021/22 (tonnes per annum)	Landfill capacity which became unavailable during 2021/22 (tonnes per annum)	Landfill operational at 31/03/2022 (tonnes per annum)	Landfill permitted but not started at 31/03/2022 (tonnes per annum)
Bath & North East Somerset	N/A	0	0	0	0
Bristol City	N/A	0	0	0	0
North Somerset	Lulsgate Quarry, Felton	0	0	Unspecified quantity of restoration material and finishing top soils to be imported to allow for restoration of quarry to Nov 2021	0
	Durnford Quarry	0	0	Approx 382,500 tonnes per annum for 20 years (2012-2032)	0
South Gloucestershire	Shortwood Landfill Site	0	0	250,000 / 20,000 per annum assumed to be for 12 years	0
South Gloucestershire	Berwick Farm Landfill Site	0	0	73,000 / 36,500 per annum for 2 years	0
South Gloucestershire	Beech Hill Farm, Westerleigh	0	0	0	45,000 / 2 years
West of England		0	0		

Source: The four West of England authorities

Commentary

There were no changes from the 2020/21 situation in the West of England.

JWCS Strategic Objectives

- To move the management of waste up the waste hierarchy by increasing waste minimisation, recycling and composting then recovering further value from any remaining waste, and only looking to landfill for the disposal of pre- treated waste.
- To help enable communities and businesses in the West of England to take responsibility for the waste they generate.
- To continue to promote public awareness towards a shared commitment to waste prevention and reuse.
- To deliver the timely provision of an integrated network of waste management facilities to meet requirements in the West of England.
- To contribute to reducing and adapting to the impacts of climate change by driving waste up the hierarchy and encouraging the provision of waste management facilities at appropriate locations.
- To encourage sustainable construction and waste minimisation in new development.
- To ensure that waste management facilities do not harm the environment or endanger human health and where possible provide benefits.
- To locate waste development in accordance with land use priorities, giving preference to previously developed land and/or urban areas.

Map of major waste facilities

(Shows facilities with 100,000 tonnes per annum capacity or more)