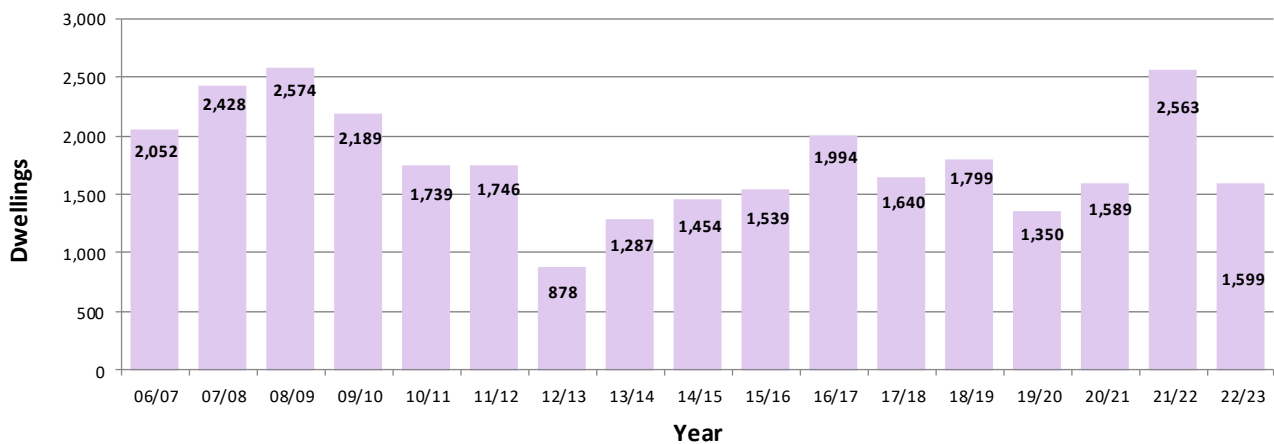


Residential Development Survey 2023: Main Findings

Dwelling Stock Change

- 1.1 1,599 dwellings (net) were completed in Bristol between 1st April 2022 and 31st March 2023. This is a decrease of 964 dwellings on the previous year's figure of 2,563 (see Figure 1). Map 1 shows housing stock changes by ward. Between 2006 and 2023 the highest growth has occurred in Central and Lawrence Hill wards with 6,465 and 2,766 dwellings completed respectively. (see Figure 1, Map 1 and Table 3).

Figure 1: Annual dwelling completions 2006 – 2023

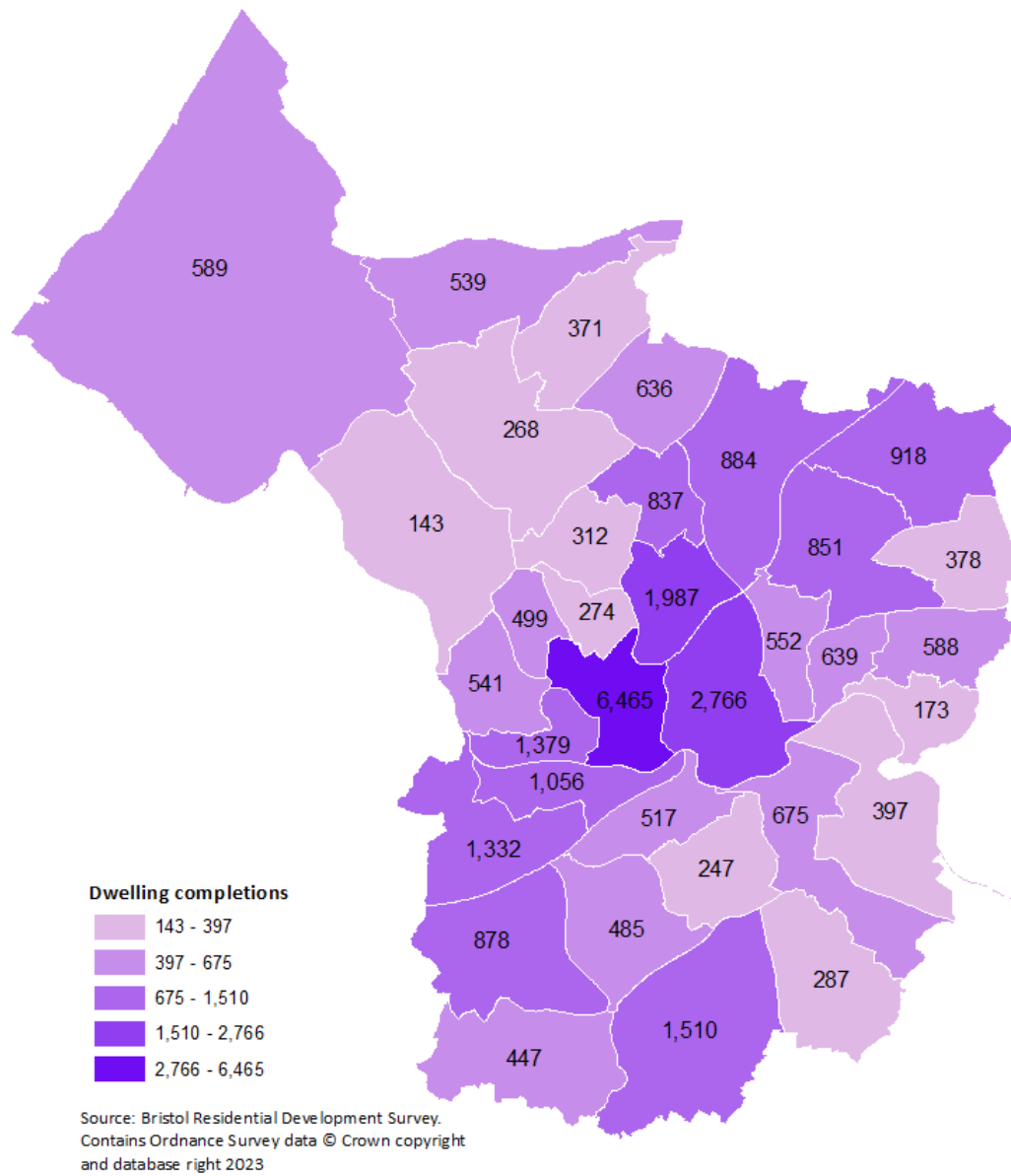


- 1.2 13.7% of all dwellings (4,171) completed between 2006 and 2023 were student units – see Table 1. During 2022/23, 15.6% of housing completions were student units.

Table 1: Net housing completions 2006 – 2023 by student units and other dwellings

	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	22/23	Total dwellings
Student units	-4	154	99	278	249	83	21	315	396	558	642	186	301	18	228	397	250	4,171
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	1,349	26,249
Total 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	1,599	30,420

Map 1: Dwelling completions between 2006 and 2023, by ward



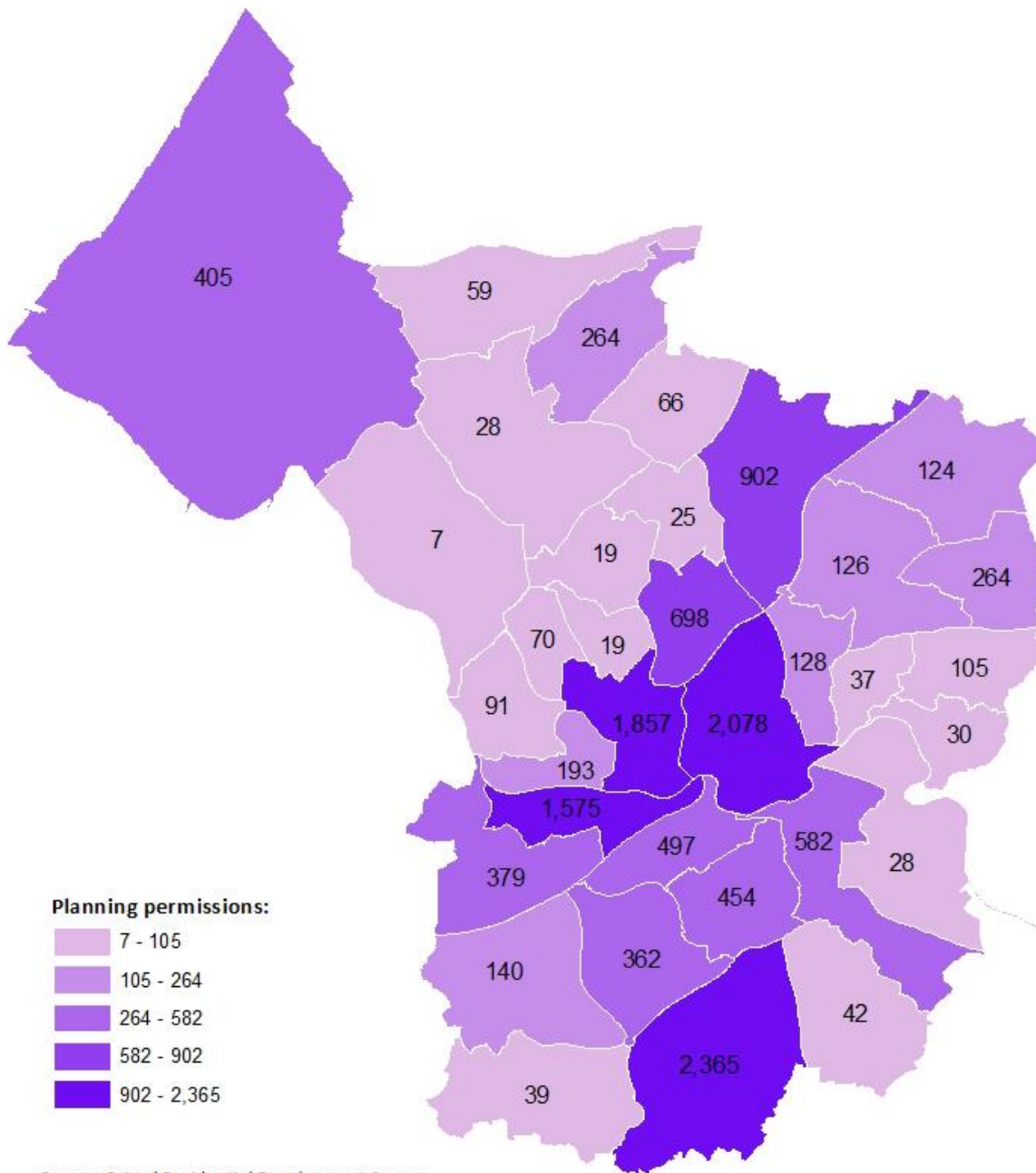
RDS main findings, October 2023

- 1.3 The number of dwellings with planning permission or agreed subject to signing a Section 106 agreement which were not started or under construction at 1st April 2023 was 14,058. This figure comprises 3,040 under construction, 10,270 not started and a further 748 dwellings agreed subject to the signing of a section 106 agreement (see Table 2).
- 1.4 The commitment figure of 14,058 is an increase of 653 dwellings compared to 13,405 in the previous year. This continues to reflect a return to higher numbers of dwellings with planning permissions in recent years. The wards of Hengrove & Whitchurch Park and Lawrence Hill contain 31.6% of all dwellings with planning permission – see Map 2 and Table 3.

Table 2: Dwellings with planning permission (including unsigned S106) 1st April 2023

	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	22/23
With planning permission, under construction	3,745	3,861	3,342	2,583	2,140	1,102	1,621	2,039	2,553	2,709	2,069	2,019	2,946	2,938	3,998	3,504	3,040
With planning permission, not started	7,893	9,008	9,389	6,456	6,084	5,437	6,585	6,284	6,261	5,968	5,290	6,542	6,507	8,902	8,004	8,943	10,270
Planning permission subject to signing of Section 106 agreement	1,795	529	254	983	880	1,005	173	382	370	626	1,092	1,073	1,613	910	1,492	958	748
Total dwellings	13,433	13,398	12,985	10,022	9,104	7,544	8,379	8,705	9,184	9,303	8,451	9,634	11,066	12,750	13,494	13,405	14,058

Map 2: Dwellings with planning permission (including unsigned S106) 1st April 2023, by ward



Source: Bristol Residential Development Survey.
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Table 3: Dwelling completions between 2006 and 2023; Dwellings with planning permission (including unsigned S106) 1st April 2023

Ward 2016	Completions 2006 to 2023	Total not started and under construction 1st April 2023
Ashley	1,987	698
Avonmouth & Lawrence Weston	589	405
Bedminster	1,332	379
Bishopston & Ashley Down	837	25
Bishopsworth	878	140
Brislington East	397	28
Brislington West	675	582
Central	6,465	1,857
Clifton	541	91
Clifton Down	499	70
Cotham	274	19
Easton	552	128
Eastville	851	126
Filwood	485	362
Frome Vale	918	124
Hartcliffe & Withywood	447	39
Henbury & Brentry	539	59
Hengrove & Whitchurch Park	1,510	2,365
Hillfields	378	264
Horfield	636	66
Hotwells & Harbourside	1,379	193
Knowle	247	454
Lawrence Hill	2,766	2,078
Lockleaze	884	902
Redland	312	19
St George Central	588	105
St George Troopers Hill	173	30
St George West	639	37
Southmead	371	264
Southville	1,056	1,575
Stockwood	287	42
Stoke Bishop	143	7
Westbury-on-Trym & Henleaze	268	28
Windmill Hill	517	497
TOTAL	30,420	14,058

- 1.5 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for a change of use of premises in a range of uses to C3 (residential) use, subject to prior approval. Between 30th May 2013 and 31st March 2023, prior approval for change of use from B1(a) office to C3 residential was given for 145 applications providing approximately 2,598 units (completions and approvals).

Previously Developed Land

- 2.1 In 2022/23, 86.3% of all dwellings completed were on previously developed land (see Table 4). These completion figures include gross units created through dwelling conversions rather than net. The percentage of dwellings completed on previously developed land since 2006 is 90.9%.
- 2.2 Private residential gardens are excluded from the definition of previously developed land (PDL) in Annex 2 of the National Planning Policy Framework (NPPF). This change has resulted in a lower number of housing completions on PDL since 2010/11.

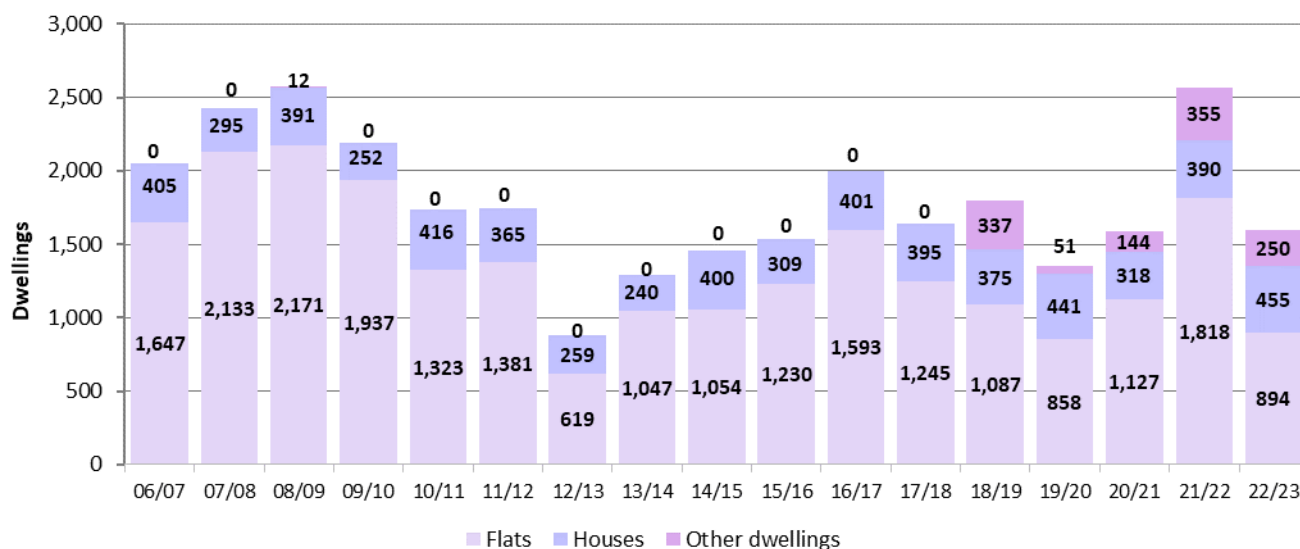
Table 4: Gross new dwellings completed on previously developed land, 2006 – 2023

	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	22/23	Total 2006 to 2023
Total new dwellings	2,614	2,914	2,972	2,455	1,912	1,962	1,046	1,355	1,552	1,650	2,050	1,687	1,870	1,396	1,731	2,652	1,610	33,428
Previously developed land	2,526	2,908	2,914	2,346	1,729	1,779	885	1,169	1,176	1,456	1,900	1,476	1,654	1,145	1,563	2,377	1,390	30,393
Greenfield	88	6	58	109	183	183	161	186	376	194	150	211	216	251	168	275	220	3,035
% on previously developed land	96.6	99.8	98	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	86.3	90.9

Dwelling Types

- 3.1 Of the 30,420 net dwelling completions between 2006 and 2023, 76.1% were flats and maisonettes, 20.1% were houses and bungalows and 3.8% were other units including student units and elderly person carehomes (C2) (see Figure 2). Since 2018/19 student accommodation and elderly person carehomes (C2) are calculated using the formula based on National Planning Practice Guidance (NPPG) and the Housing Delivery Test (refer to definitions below).

Figure 2: Housing completions (net) by dwelling type 2006 to 2023



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 – from 2018/19 student accommodation has been calculated using the formula of total bedspaces (excluding studios) divided by the national average student household size of 2.5. This is based on the approach on the National Planning Practice Guidance (NPPG).

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

Prepared by Research and Monitoring, Strategic City Planning, Economy of Place

All reasonable efforts have been made to ensure the accuracy of this report. The council reserves the right to publish subsequent amendments.

Any comments should be sent to: research.monitoring@bristol.gov.uk or

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