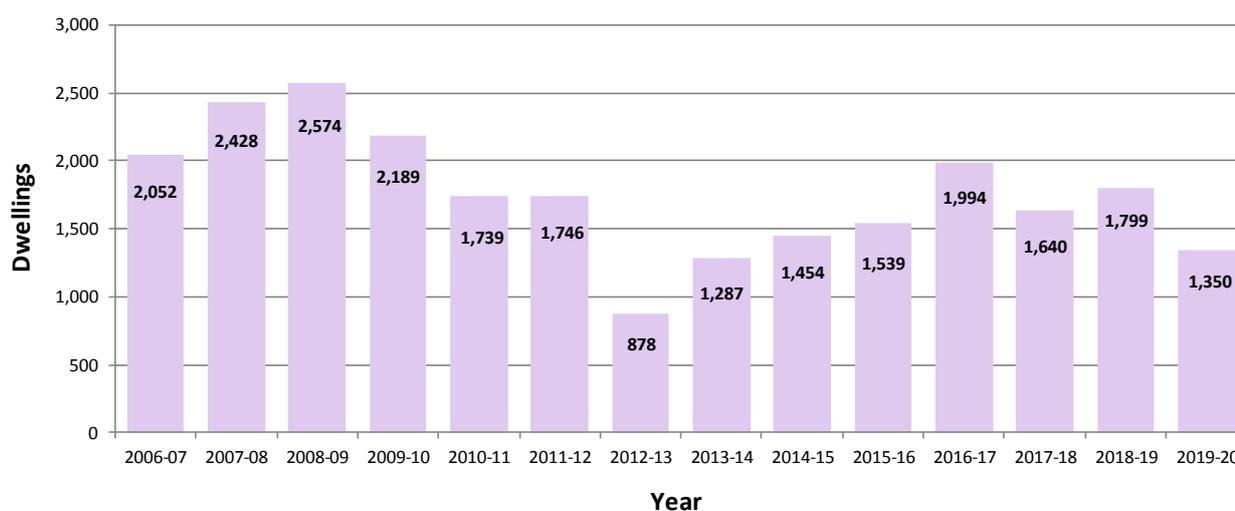


# Residential Development Survey 2020: Main Findings

## Dwelling Stock Change

- 1.1 1,350 dwellings (net) were completed in Bristol between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020. This is a decrease of 449 dwellings on the previous year's figure of 1,799 (see Figure 1). Map 1 shows housing stock changes by ward. The highest growth has occurred in Central and Lawrence Hill wards with 5,095 and 2,167 dwellings completed respectively. (see Figure 1, Map 1 and Table 3).

**Figure 1: Annual dwelling completions 2006 – 2020**



- 1.2 13.4% of all dwellings (3,296) completed between 2006 and 2020 were student units – see Table 1. During 2019/20, just 1.3% of housing completions were student units.

**Table 1: Net housing completions 2006 – 2020 by student units and other dwellings**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total dwellings
Student units	-4	154	99	278	249	83	21	315	396	558	642	186	301	18	<b>3,296</b>
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	<b>21,373</b>
<b>Total dwellings</b>	<b>2,052</b>	<b>2,428</b>	<b>2,574</b>	<b>2,189</b>	<b>1,739</b>	<b>1,746</b>	<b>878</b>	<b>1,287</b>	<b>1,454</b>	<b>1,539</b>	<b>1,994</b>	<b>1,640</b>	<b>1,799</b>	<b>1,350</b>	<b>24,669</b>

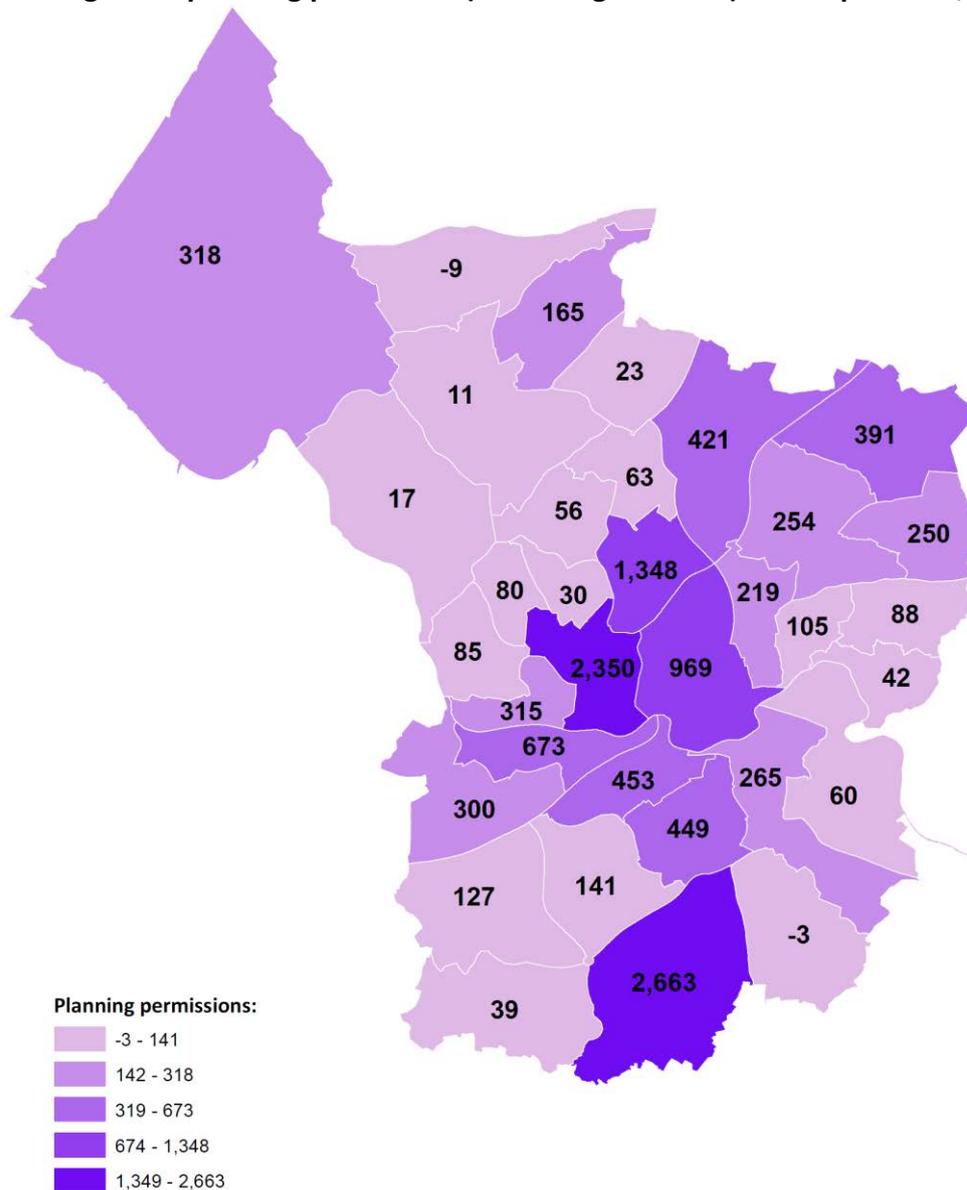


RDS main findings, September 2020

**Table 2: Dwellings with planning permission (incl. unsigned S106) at 1<sup>st</sup> April 2020**

	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
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
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
Agreed subject to signing a Section 106 agreement	1,795	529	254	983	880	1,005	173	382	370	626	1,092	1,073	1,613	910
<b>Total dwellings</b>	<b>13,433</b>	<b>13,398</b>	<b>12,985</b>	<b>10,022</b>	<b>9,104</b>	<b>7,544</b>	<b>8,379</b>	<b>8,705</b>	<b>9,184</b>	<b>9,303</b>	<b>8,451</b>	<b>9,634</b>	<b>11,066</b>	<b>12,750</b>

**Map 2: Dwellings with planning permission (incl. unsigned S106) at 1<sup>st</sup> April 2020, by ward**



RDS main findings, September 2020

**Table 3: Dwelling completions between 2006 and 2020; Dwellings with planning permission (incl. unsigned S106) at 1<sup>st</sup> April 2020**

<b>Ward 2016</b>	<b>Completions 2006 to 2020</b>	<b>Total not started and under construction at 1<sup>st</sup> April 2020</b>
Ashley	1,195	1,348
Avonmouth & Lawrence Weston	491	318
Bedminster	1,139	300
Bishopston & Ashley Down	794	63
Bishopsworth	768	127
Brislington East	341	60
Brislington West	662	265
Central	5,095	2,350
Clifton	480	85
Clifton Down	467	80
Cotham	251	30
Easton	431	219
Eastville	713	254
Filwood	350	138
Frome Vale	612	391
Hartcliffe & Withywood	423	39
Henbury & Brentry	555	-9
Hengrove & Whitchurch Park	468	2,663
Hillfields	358	250
Horfield	627	23
Hotwells & Harbourside	1,376	310
Knowle	210	449
Lawrence Hill	2,167	969
Lockleaze	828	421
Redland	258	56
St George Central	534	88
St George Troopers Hill	158	42
St George West	556	105
Southmead	337	165
Southville	860	673
Stockwood	298	-3
Stoke Bishop	129	17
Westbury-on-Trym & Henleaze	266	11
Windmill Hill	472	453
<b>TOTAL</b>	<b>24,669</b>	<b>12,750</b>

- 1.5 Since 30<sup>th</sup> May 2013, premises in B1(a) office use can change to C3 residential use, subject to 'prior approval'. Between 30<sup>th</sup> May 2013 and 31<sup>st</sup> March 2020, prior approval was given for 122 applications providing approximately 2,448 units (completions and approvals).

## Previously Developed Land

- 2.1 In 2019/20, 84.3% 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 91.5%.
- 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.

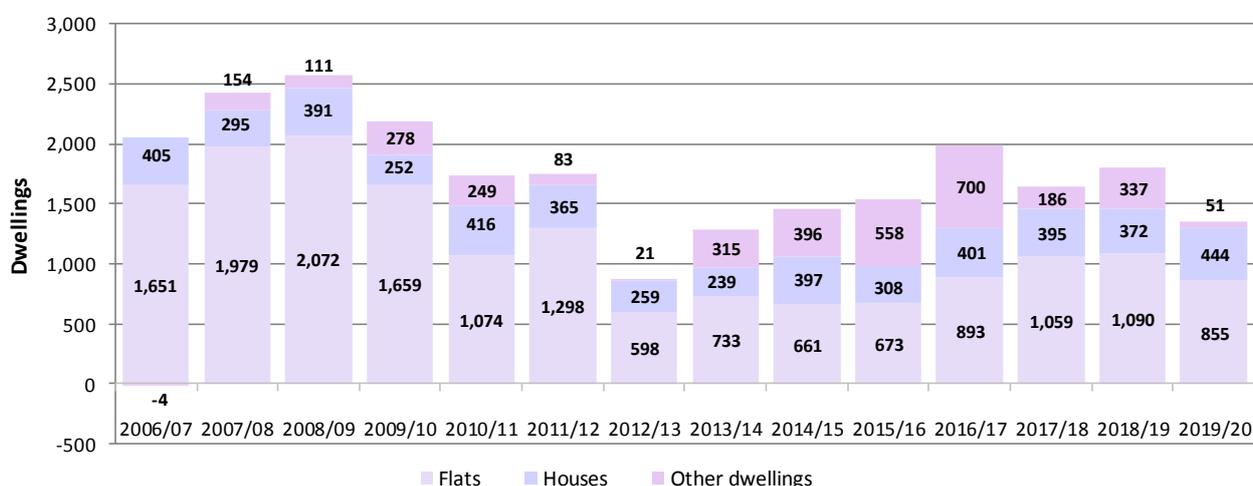
**Table 4: Gross new dwellings completed on previously developed land, 2006 - 2020**

	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	Total 2006 to 2020
<b>Total new dwellings</b>	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	27,435
<b>Previously developed land</b>	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	1,177	25,095
<b>Greenfield</b>	88	6	58	109	183	183	161	186	376	194	150	211	216	219	2,340
<b>% on previously developed land</b>	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	84.3	91.5

## Dwelling Types

- 3.1 Of the 24,669 net dwelling completions between 2006 and 2020, 66.1% were flats and maisonettes, 20% were houses and bungalows and 13.9% 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 2020**



## RDS main findings, September 2020

### 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, Development of Place, September 2020.

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](mailto:research.monitoring@bristol.gov.uk) or Strategic City Planning, Bristol City Council, City Hall, PO Box 3399, Bristol BS1 9NE.