



# Bristol Development Monitoring Report 2024

Covering the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024

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Cover Photo: Constable Road, Lockleaze (Planning Services, 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 environmental, economic and social sustainability<sup>1</sup>.

Where Bristol wants to be by 2050 and how city partners will work together to create a fair, healthy and sustainable city is set out in the [One City Plan](#). As the new [Local Plan](#)<sup>2</sup> is examined, a statement about planning [Progressing Bristol's Development](#) supports the One City Plan and explains the current development approach. The council continues to work with its adjoining authorities and the West of England Mayoral Combined Authority on the growth of the city region.

The Bristol Development Monitoring Report is the annual Authority's Monitoring Report<sup>3</sup> (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. The 2024 AMR, which covers the monitoring period 1 April 2023 to 31 March 2024, is the principal means for monitoring the implementation of planning policies in the [Bristol Local Plan](#) during the previous financial year.

The data reported on relates to the lead policies, as set out in the [Core Strategy](#) and also the [Joint Waste 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. With the Bristol Local Plan under [review](#) targets and/or indicators 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 amendments to policy.

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 Planning Policy team is available via the planning evidence and monitoring [web page](#).

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<sup>1</sup> *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.*

<sup>2</sup> *The local plan publication version (November 2023) is undergoing independent examination following its submission to the Secretary of State on 25 April 2024. Hearings begun on 25 February 2025.*

<sup>3</sup> *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.*

## Development Plan Preparation

### Adopted Local Plan

The [Bristol Local Plan](#) explores how the city will develop and is the framework for deciding planning applications. The Local Plan comprises of a set of documents, containing 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

To support the local plan, additional guidance is provided by [Supplementary Planning Documents and other planning guidance](#). A [Policies Map](#) shows those policies and proposals in the development plan documents that apply to specific geographical locations.

Based on the draft Local Plan<sup>4</sup> and supporting the [One City Plan](#), [Progressing Bristol's Development](#)<sup>5</sup> explains the current approach to making planning decisions and the proposed direction of future development in the city.

### Local Plan 2022-2040

The new Bristol Local Plan covers the period up to 2040. Full Council agreed on 31 October 2023, that the Local Plan publication version (November 2023) should be published with representations invited between 21 November 2023 and 26 January 2024. Submission to the Secretary of State for independent examination took place on 25 April 2024 and the plan is currently undergoing independent examination, with hearings held in the MShed from 25 February 2025. Further information is available on the [Local Plan Examination page](#).

The Plan will be supported by other documents and strategies, such as design guides/codes, supplementary planning documents, spatial frameworks and conservation area appraisals, which will provide additional guidance on how planning decisions should be made once the new plan is adopted.

### Neighbourhood Planning

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:

<sup>4</sup> *Bristol Local Plan Review Draft Policies and Development Allocations March 2019*

<sup>5</sup> *A statement approved by the council in October 2020*

- 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).

### **Local Development Scheme (LDS)**

Reporting on Bristol's [Local Development Scheme](#) in an Authority's Monitoring Report is a legal requirement.<sup>6</sup> The LDS which came into effect on 1 November 2022 covers 2022-2024 and replaced the October 2020 LDS. It reflects the continued preparation of the local plan and that work on the Spatial Development Strategy (SDS) was halted by the West of England Mayoral Combined Authority. Strategic cross boundary matters are now addressed through engagement with neighbouring authorities.

During this reporting period 1 April 2023 to 31 March 2024 the new Local Plan continued to be progressed to the LDS timetable below:

- Publication: published version made available for formal representations; November 2023 (Regulation 19)
- Submission: Spring 2024 (Regulation 22)
- Examination: hearings by a planning inspector; Summer 2024 (Regulation 24)
- Adoption: new local plan to be adopted Spring 2025 (Regulation 26)

The timetable was updated in July 2023 and current information is available [here](#). There is a requirement for all planning authorities to submit revised Local Development Schemes<sup>7</sup>.

<sup>6</sup> [Regulation 34\(1\)](#) of the *Town and Country Planning (Local Planning) (England) Regulations 2012*

<sup>7</sup> The Chief Planner's December 2024 newsletter requested an updated local plan timetable (LDS) to MHCLG within 12 weeks of the publication of the revised National Planning Policy Framework

## 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 was designated on 07 November 2016.

Following a referendum held on 14 February 2019, the Hengrove and Whitchurch Park Neighbourhood Plan was made part of Development Plan on 19 March 2019.

The previous designation of the Hengrove and Whitchurch Park Neighbourhood Plan Forum on 7 November 2016 expired on 7 November 2021. Currently, there is no forum designated to carry out neighbourhood planning in this area.

### Lawrence Weston

Neighbourhood Planning Area was designated on 31 January 2013.

The previous designation of the Lawrence Weston Neighbourhood Planning Group expired on 21 May 2023.

There is currently no forum designated to carry out neighbourhood planning in this area. However, between 17 January 2025 and 28 February 2025, comments were invited on the [application](#) received to re-designate the Lawrence Weston Neighbourhood Planning Group as the forum.

### Old Market

Neighbourhood Planning Area was designated on 31 January 2013.

The Old Market Community Forum was designated initially on 01 May 2013; re-designated on 07 March 2019 and then on 18 October 2024<sup>8</sup>.

A referendum was held on 25 February 2016 and the Neighbourhood Plan for Old Market was made part of Development Plan on 15 March 2016.

*8 Old Market Community Association have been re-designated as the neighbourhood forum for the Old Market Quarter neighbourhood area for the period 18 October 2024 to 17 October 2029.*



## **Redcliffe**

Neighbourhood Planning Area was designated on 30 July 2012.

The previous Redcliffe Residents Action Group and Neighbourhood Forum designation expired on 26 November 2023.

No forum is currently designated to carry out neighbourhood planning in this area.

## **Knowle West**

Neighbourhood Planning Area was designated on 27 March 2013.

The previous forum Knowle West Area Neighbourhood gave notice of its decision to close on 3 August 2015 and its designation was withdrawn by the council on 21 August 2015.

No forum is currently designated to carry out neighbourhood planning in this area.

## **Lockleaze**

Neighbourhood Planning Area was designated on 30 July 2012.

The previous forum ceased to have effect on 30 July 2017 and currently no forum is designated to carry out neighbourhood planning in this area.

You can find more information [here](#).

## Environment

### Ecology and nature recovery

Bristol declared an ecological emergency in response to escalating threats to wildlife and ecosystems in February 2020. 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. Under the Environment Act 2021, all developments must achieve a minimum of 10% biodiversity net gain (BNG), whereby biodiversity is in a measurably better state after development.

The [One City Ecological Emergency Strategy](#) sets out the council's vision and ambition for 2030. The [Ecological Emergency Action Plan](#) (2021 – 2025) sets out the actions being taken by the council to embed nature into all decisions. The [Bristol Biodiversity Action Plan](#) (BAP) provides the framework for habitat and species conservation in Bristol. It also highlights the benefits of wildlife to people and helps identify ways to promote and engage people in biodiversity conservation. The [Bristol Wildlife Index](#) sets out to establish a baseline and track change progress towards 2030.

Information and guidance is provided to support developers with [Biodiversity Net Gain](#), covering the analysis, data and reports needed for planning applications. This includes identifying biodiversity targets, conducting baseline and post-development assessments, calculating change in biodiversity value, and securing on-site enhancement through environmental management plans.

Bristol's [parks and estates](#), and [Local Nature Reserves](#) (LNRs) are places for wildlife to thrive and somewhere for people to enjoy nature, and help protect it. This includes through [volunteering in local parks and green spaces](#) with rangers and gardeners, and community groups to monitor wildlife, and support habitat conservation and restoration initiatives.

### Climate Change, mitigation and adaptation

Core Strategy Policy BCS13 sets out that development should contribute to both mitigating and adapting to climate change, including through renewable energy for heating and electricity, energy efficiency improvements, public transport and active travel. Development design should integrate green infrastructure and have layouts that increase resilience to climate change, particularly by reducing flood risk and the urban heat island effect and reducing water use. Following the Climate Emergency declared in November 2018 an [emergency action plan](#) was developed. The [One City Plan](#) and the [One City Climate Strategy](#) sets out Bristol's commitment to becoming net zero carbon and climate resilient by 2030.

Action on climate change mitigation is being taken by Bristol City Council and partners through a range of initiatives, e.g. the City Leap Energy Partnership, which seeks to attract private sector investment of £1 billion investment in a low-carbon energy system. Achievements include installing 3.8 megawatts (MW) of solar photovoltaic panels and piloting the [Twinergy](#) battery storage project. The district heat network is also expanding, with a 3MW water source heat pump



operating at castle park providing heat (largest water source heat pump in the UK), with over 25 buildings are currently connected.

Residents are supported through schemes including [Smart Homes Connecting Bristol](#), [Bright Green Homes](#), and [Solar Together](#). [Ambition Community Energy](#) supports communities with climate action through projects such as building the largest onshore wind turbine in England, wholly community owned, with 4.2MW capacity, enough to power 3000 homes. Community groups and businesses are also helped with climate action through collaborative initiatives such as supporting the [Bristol Climate & Nature Partnership](#).

Transport decarbonation has been pursued through the [Bristol's Clean Air Zone \(CAZ\)](#), improved walking and cycling routes (e.g. at Old Market), pedestrianisation of certain areas (e.g. Clifton Village), closure of Bristol Bridge to cars to improve bus access, supported public transport services and infrastructure such as the Portway Park and Ride. A new railway station opened in 2024 at Ashley Down and over 120 new electric vehicle charging bays have been installed in the city.

Supporting evidence on climate change impacts, and further information on mitigation and adaptation action across Bristol can be found [here](#).

### **Flood Risk**

Bristol City Council is working alongside the Environment Agency to manage flooding, including adapting to a future climate with increased flood risk. The Bristol Avon Flood Strategy sets out the long-term plan to protect homes and businesses in the city and neighbouring communities from the River Avon flooding. The emerging local plan promotes the idea that a sequential test be used to steer new development to areas with the lowest possibility of flooding. Further information on the strategic flood risk assessment (SFRA) which provides evidence to support the local plan is available [here](#). A planning position statement covering [development in areas of flood risk](#) was prepared in 2022.

### **Air Quality**

[Bristol's Clean Air Zone \(CAZ\)](#) began operating at the end of November 2022 with the aim of reducing pollution to within legal limits. The council has an extensive monitoring network of 100 sites that [measure and report](#) nitrogen dioxide and particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>). The monitoring network includes all schools within the Air Quality Management Area and schools close to a busy road, since 2018. National air quality data and pollution forecasts are available from the Department of Environment, Food and Rural Affairs monitoring stations in St. Pauls and on Temple Way.

A January 2024 report provides an overview of the CAZ's performance in the first year (including partial data from 2023/24). Evidence indicates the CAZ is helping improve air quality, with average NO<sub>2</sub> concentrations falling by 12.8% (4.3µg/m<sup>3</sup>) at sites within the CAZ compared to 7.8% (2.6µg/m<sup>3</sup>) at sites outside the CAZ.

## Housing

### Permissions and new homes

- The number of dwellings with planning permission on 31 March 2024 was **16,016**, which is an increase of 1,958 dwellings compared to 14,058 in the previous year (see Table H1).
- This continues to reflect an increasing number of dwellings with planning permissions over the last 5 years in Bristol.
- It differs from the current national position, where it is reported that there has been a downward trend in housing permissions nationally between June 2023 and June 2024.

**Table H1 - Dwellings with planning permission, 31 March 2020 – 2024**

Source: Planning Policy annual monitoring 2024

	2019/20	2020/21	2021/22	2022/23	2023/24
<b>With planning permission, under construction</b>	2,938	3,998	3,504	3,040	3,021
<b>With planning permission, not started*</b>	9,812	9,496	9,901	11,018	12,995
<b>Total dwellings</b>	<b>12,750</b>	<b>13,494</b>	<b>13,405</b>	<b>14,058</b>	<b>16,016</b>

\*Includes planning permission subject to the signing of a S106 agreement and outline permissions

**Table H2 – Dwellings with planning permission, 31 March 2024, by dwelling type and tenure**

Source: Planning Policy annual monitoring 2024

	Flats	Houses	Type unspecified	Other units*	Total
<b>Private</b>	5,751	1,025	2,232	3,665	12,673
<b>Affordable</b>	2,096	502	745	0	3,343
<b>Total</b>	<b>7,847</b>	<b>1,527</b>	<b>2,977</b>	<b>3,665</b>	<b>16,016</b>

\*Other units includes students and elderly person care homes

### Completions

- The current local plan (Bristol Local Plan Core Strategy 2006-2026) envisaged that 30,600 new homes will be provided in Bristol between 2006 and 2026. Since the start of the local plan period 2006, a total of **31,853** new dwellings have now been completed (see Table H3).

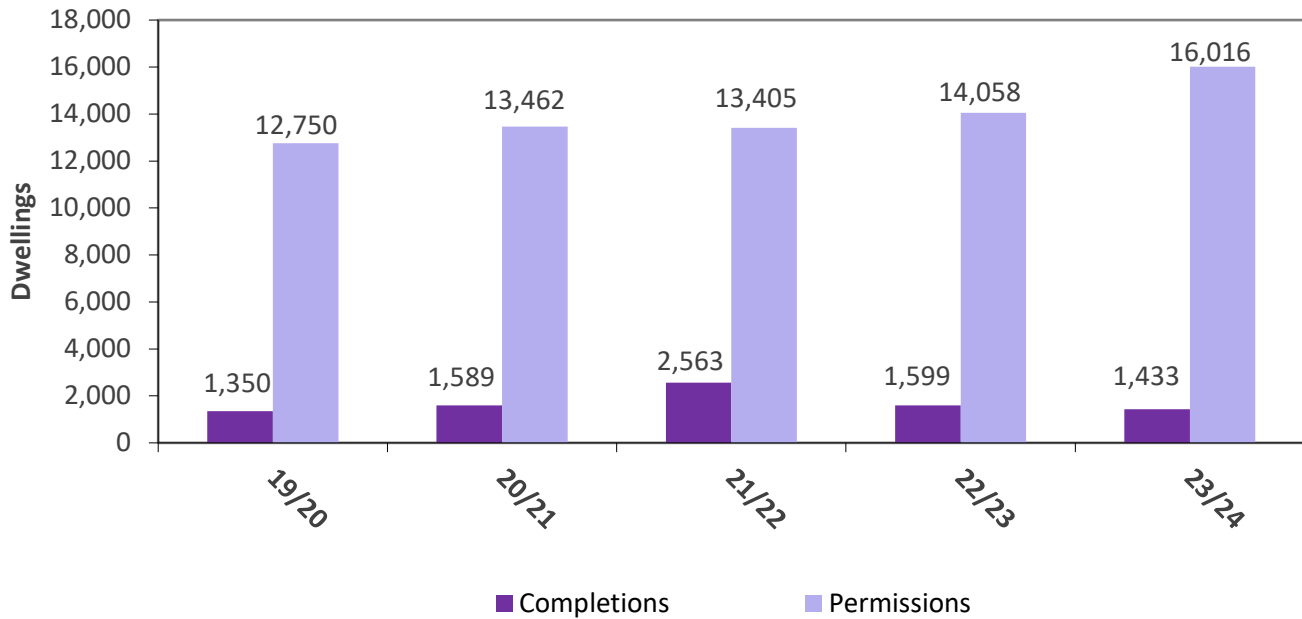
**Table H3 – New dwellings, 2006 – 2024**

Source: Planning Policy annual monitoring 2024

Total	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	23/24
<b>31,853</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>1,589</b>	<b>2,563</b>	<b>1,599</b>	<b>1,433</b>

**Figure H1: Dwellings with planning permission and completions, 31 March, 2020 - 2024**

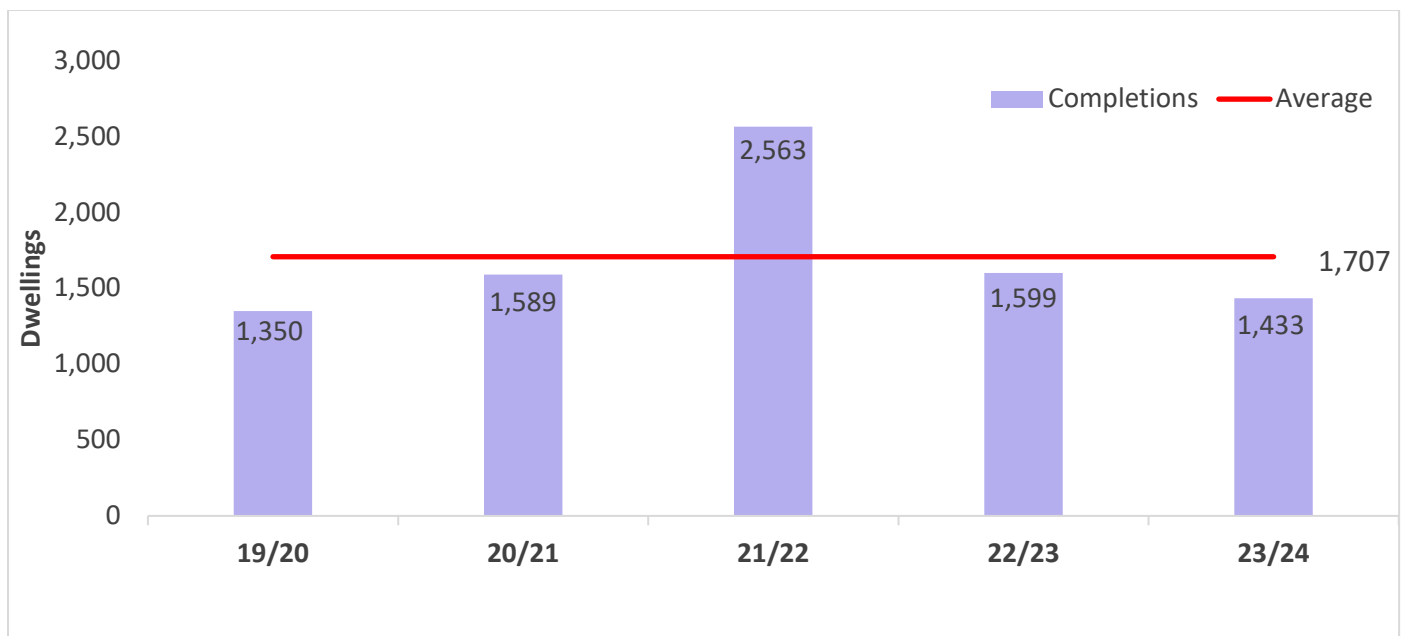
Source: Planning Policy annual monitoring 2024



- Between 1 April 2023 and 31 March 2024, the number of additional<sup>9</sup> dwellings completed was 1,433 compared to the five-year annual average of 1,707, between 2020 and 2024 (see Figure H2).

**Figure H2: Annual dwelling completions, 2020 – 2024**

Source: Planning Policy annual monitoring 2024



- Between 1 April 2023 and 31 March 2024, 86% of completions<sup>10</sup> were on brownfield land.

<sup>9</sup> Net additional dwellings<sup>10</sup> Gross completions

**Table H4 - Percentage of new and converted dwellings on previously developed land**

Source: Planning Policy annual monitoring 2024

2019/20	2020/21	20201/22	2022/23	2023/24
82%	90.3%	89.6%	86.3%	80.6%

**Dwelling Types**

Of the 1,433 dwellings completed in 2023/24, 424 were houses, 886 flats, and 136 purpose-built student<sup>11</sup> units (see Table H5). Over the last five years (2020-2024), 1,029 student units have been built, providing 1,899 bedspaces.

**Table H5 - Additional homes provided 2020 – 2024**

Source: Planning Policy annual monitoring 2024

	2019/20	2020/21	2021/22	2022/23	2023/24	Total Dwellings
Student units	18	228	397	250	136	1,029
Other type of dwellings	1,332	1,361	2,166	1,349	1,297	7,505
<b>All housing types</b>	<b>1,350</b>	<b>1,589</b>	<b>2,563</b>	<b>1,599</b>	<b>1,433</b>	<b>8,534</b>

A [map of student accommodation](#) provides the following figures as of September 2024.

- Bed spaces with planning permission: Up to 7,624
- Bed spaces pending decision: 2,361
- Completed bed spaces overall: 17,297

**Table H6 - Housing gains and losses, 2020 - 2024**

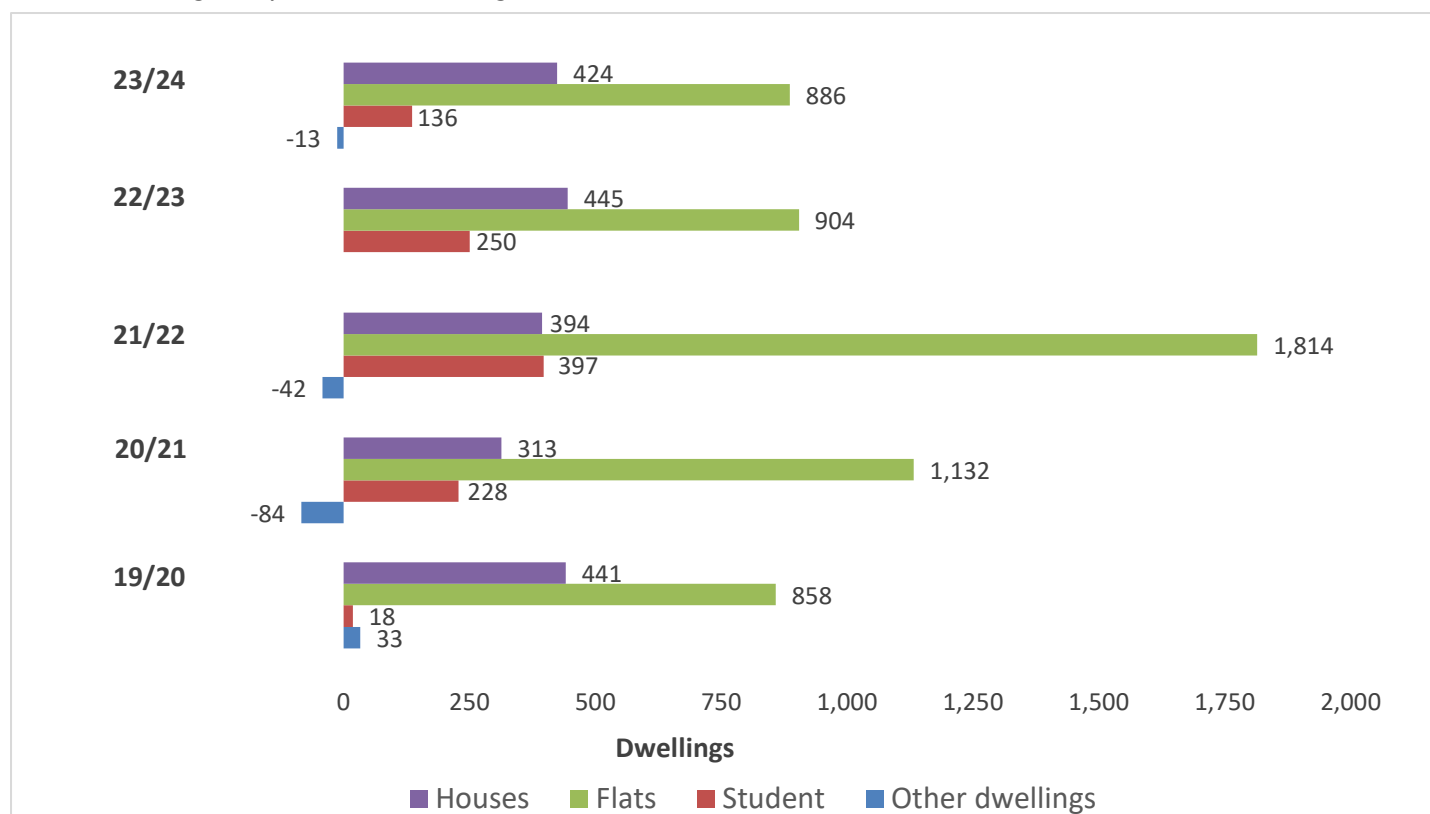
Source: Planning Policy, annual monitoring 2024

	Total
a) "Large" sites (over 10 dwellings)	6,046
b) "Small" sites (1-9 dwellings)	1,494
c) "Other" housing (includes student and key worker cluster flats including extensions, granny annexe, houses in multiple occupation (HMO), C2 elderly person care homes)	1,144
d) Conversions of existing dwelling leading to a gain (net)	123
<b>Total gains (a+b+c+d)</b>	<b>8,807</b>
e) Conversions of existing dwelling leading to a loss (net)	-40
f) Losses through changes of use	-82
g) Demolitions	-151
<b>Total losses (e+f+g)</b>	<b>-273</b>
<b>Net total (a+b+c+d+e+f+g)</b>	<b>8,534</b>

<sup>11</sup> Both student accommodation and elderly dwellings are calculated using the nationally set ratios based on 2011 Census data, as per National Planning Practice Guidance and the Housing Delivery Test. Other dwellings include elderly person care homes (C2)

**Figure H3: Housing Completions by Type, 2020-2024**

Source: Planning Policy annual monitoring 2024

**Table H7 – Completions by dwelling type and tenure, 2020-2024**

Source: Planning Policy annual monitoring 2024

	Flats	Houses	Other units*	Total
Private	4,438	1,557	1,008	7,003
Affordable	1,156	460	-85	1,531
Total	5,594	2,017	923	8,534

\*Other units includes students and elderly person care homes

**Table H8 - Completions by tenure and bedrooms, 2020 – 2024***Source: Planning Policy annual monitoring 2024*

<b>Citywide</b> <i>(NB: gross completions)</i>		<b>Flats/ Maisonettes</b>		<b>Houses/ Bungalows</b>		<b>Total</b>	
		<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Total	1 Bed	2,932	51.8	91	4.4	3,023	39.2
	2 Bed	2,330	41.1	703	34.3	3,033	39.3
	3 Bed	165	2.9	882	43.0	1,047	13.6
	4 Bed +	141	2.5	368	17.9	509	6.6
	Unknown	96	1.7	7	0.3	103	1.3
	<b>Total</b>	<b>5,664</b>	<b>100</b>	<b>2,051</b>	<b>100</b>	<b>7,715</b>	<b>100</b>
Private	1 Bed	2,272	50.7	77	4.9	2,349	38.7
	2 Bed	1,834	40.9	455	28.7	2,289	37.8
	3 Bed	137	3.1	706	44.6	843	13.9
	4 Bed +	141	3.1	339	21.4	480	7.9
	Unknown	95	2.1	7	0.4	102	1.7
	<b>Total</b>	<b>4,479</b>	<b>100</b>	<b>1,584</b>	<b>100</b>	<b>6,063</b>	<b>100</b>
Affordable	1 Bed	660	55.7	14	3.0	674	40.8
	2 Bed	496	41.9	248	53.1	744	45.0
	3 Bed	28	2.4	176	37.7	204	12.3
	4 Bed +	0	0.0	29	6.2	29	1.8
	Unknown	1	0.1	0	0.0	1	0.1
	<b>Total</b>	<b>1,185</b>	<b>100</b>	<b>467</b>	<b>100</b>	<b>1,652</b>	<b>100</b>

*NB: Dwelling conversions, student accommodation and elderly person carehomes (C2) are excluded, as bedroom data is not available for these type of developments.*



## 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. Avonmouth is a priority area for industrial and warehousing development (Policy BCS4).

**Table E1 – Commitments floorspace (m<sup>2</sup>) by year: offices, industry and warehousing**

Source: Planning Policy annual monitoring 2024

Land Use and Use Class Category		2019/20	2020/21	2021/22	2022/23	2023/24
<b>Offices B1a</b>	<b>New</b>	<b>220,643</b>	<b>197,452</b>	<b>189,170</b>	<b>229,151</b>	<b>227,475</b>
	*Dem/CoU	-55,057	-19,350	-36,275	-51,945	-40,270
	Change	165,586	178,102	152,895	177,206	187,205
<b>Industry &amp; warehousing B1b, B1c, B2, B8, mixed B, sui generis industrial</b>	<b>New</b>	<b>191,234</b>	<b>106,527</b>	<b>126,204</b>	<b>140,959</b>	<b>142,432</b>
	Dem/CoU	-115,519	-88,269	-160,243	-152,802	-159,254
	Change	75,715	18,258	-34,039	-11,843	-16,822

*\*Demolition and / or Change of Use*

NB: shows total floorspace with planning permission as 31 March

**Table E2 – Completions floorspace (m<sup>2</sup>) by year: offices, industry and warehousing (m<sup>2</sup>)**

Source: Planning Policy annual monitoring 2024

Land Use and Use Class Category		2019/20	2020/21	2021/22	2022/23	2023/24
<b>Offices B1a</b>	<b>New</b>	<b>3,008</b>	<b>4,449</b>	<b>25,799</b>	<b>2,885</b>	<b>3,055</b>
	Dem/CoU	-71,513	-11,081	-4,457	-4,317	-15,887
	Change	-68,505	-6,632	21,342	-1,432	-12,832
<b>Industry &amp; warehousing B1b, B1c, B2, B8, mixed B, sui generis industrial</b>	<b>New</b>	<b>49,213</b>	<b>84,835</b>	<b>20,953</b>	<b>6,529</b>	<b>3,620</b>
	Dem/CoU	-27,698	-58,708	-42,143	-13,798	-26,498
	Change	21,515	26,127	-21,190	-7,269	-22,878

## Commentary

- Construction has started on the major re-development of Temple Circus, by Temple Meads station. The development includes the partial demolition, extension and change of use of the George & Railway Hotel, demolition of the Grosvenor Hotel, and 27,200m<sup>2</sup> of new offices.
- Land to west of Ashton Gate stadium will be redeveloped for mixed use to include 4,071m<sup>2</sup> offices.

- Redevelopment at Silverthorne Lane will provide 21,170m<sup>2</sup> of office floorspace and student accommodation.
- Re-development of the former Avon Fire & Rescue HQ into 15,559m<sup>2</sup> of offices.
- St Mary-le-Port which has been vacant for many years has permission for demolition and redevelopment to include 16,630m<sup>2</sup> of office space as part of larger scheme, including 2,965m<sup>2</sup> of shops and restaurants and wider commercial uses.
- In Redcliffe, major re-development projects under construction for offices include Albert House (26,536m<sup>2</sup>) and Redcliffe Wharf (4,497m<sup>2</sup>).
- In Bedminster, construction to change Regent House from existing offices (-6,118m<sup>2</sup>) to residential and new offices (525m<sup>2</sup>) started in 2023.
- Broadwalk Shopping Centre, Knowle and adjacent properties have permission for demolition and re-development as a mixed-use scheme to include 6,950m<sup>2</sup> of new shops, 471m<sup>2</sup> of community infrastructure space, and a cinema of 855m<sup>2</sup>.
- In central Bristol, 2,768m<sup>2</sup> of office space was completed in Victoria Street.
- At Trinity Quay, 12,660m<sup>2</sup> of office floorspace through change of use provides flexible Class E(g)(i) (offices)/Class F1 (learning and non-residential institutions).
- In St Anne's, change of use from office (2,410m<sup>2</sup>) to creative and community uses was completed.
- In Avonmouth, permission to change B8 storage to a new recycling facility for plasterboard (B2) and a new storage building in Smoke Lane, will lead to a net gain of 3,215m<sup>2</sup> (refer to Joint Waste Core Strategy section).
- At the Granary, demolition included a 22,473m<sup>2</sup> warehouse (B8).
- Also in Avonmouth, 2,760m<sup>2</sup> sui generis industrial unit for the temporary storage of waste is under construction, as part of the refuse and recycling transfer station. Permission has been granted for a Mixed B industrial development (4,840m<sup>2</sup>) at Access 18.
- In Whitchurch, 2,595m<sup>2</sup> of light industry has permission for the re-development of the former Whitchurch Lane Works Site.
- In Bedminster, light industry on York Road is due to be re-developed into flats and 638m<sup>2</sup> of mixed commercial floorspace.
- In Lockleaze, an industrial unit (sui generis) of 1,892m<sup>2</sup> was completed.

## 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 aims for development to contribute to the provision of good quality, accessible community infrastructure, and the retention of existing community facilities.

**Table R1 – Retail commitments, annual floorspace (m<sup>2</sup>) by year**

Source: Planning Policy annual monitoring 2024

Land Use and Use Class Category		2019/20	2020/21	2021/22	2022/23	2023/24
<b>A1 Shops</b>	<b>New</b>	<b>7,714</b>	<b>5,338</b>	<b>9,502</b>	<b>10,429</b>	<b>18,157</b>
	Dem/CoU*	-11,656	-10,169	-26,211	-24,289	-44,757
	Change	-3,942	-4,831	-16,709	-13,860	-26,601
<b>A2 Financial and professional services</b>	<b>New</b>	<b>222</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Dem/CoU	-816	-816	-971	-1,260	-583
	Change	-594	-816	-971	-1,260	-583
<b>A3, A4, A5 Food and drink uses</b>	<b>New</b>	<b>8,139</b>	<b>9,092</b>	<b>11,888</b>	<b>13,213</b>	<b>14,494</b>
	Dem/CoU	-1,734	-859	-2,043	-2,126	-4,228
	Change	6,405	8,233	9,845	11,087	10,266
<b>Mixed A</b>	<b>New</b>	<b>67,943</b>	<b>67,922</b>	<b>75,593</b>	<b>70,594</b>	<b>70,594</b>
	Dem/CoU	-24,089	-25,289	-35,289	-35,289	-35,289
	Change	43,854	42,633	40,304	35,305	35,305

\*Demolition and/or Change of Use

NB: numbers show total floorspace with planning permission on 31 March.

Where the figure is the same for consecutive years, no new applications (over 500m<sup>2</sup>) have been approved and existing commitments have not started.

**Table R2 – Retail completions, annual floorspace (m<sup>2</sup>) by year**

Source: Planning Policy annual monitoring 2024

Land Use and Use Class Category		2019/20	2020/21	2021/22	2022/23	2023/24
<b>A1 Shops</b>	<b>New</b>	<b>0</b>	<b>2,034</b>	<b>168</b>	<b>0</b>	<b>0</b>
	Dem/CoU	-1,356	-2,762	-1,685	-1,922	0
	Change	-1,356	-728	-1,517	-1,922	0
<b>A2 Financial and professional services</b>	<b>New</b>	<b>0</b>	<b>222</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Dem/CoU	0	0	-816	-388	-677
	Change	0	222	-816	-388	-677
<b>A3, A4, A5 Food and drink uses</b>	<b>New</b>	<b>1,352</b>	<b>1,367</b>	<b>220</b>	<b>518</b>	<b>0</b>
	Dem/CoU	-1,453	-1,546	0	-133	0
	Change	-101	-179	220	385	0
<b>Mixed A</b>	<b>New</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,609</b>	<b>0</b>
	Dem/CoU	0	0	-1,200	0	0
	Change	0	0	-1,200	1,609	0

## Commentary

- Construction started on the major re-development site of Temple Circus by Temple Meads station, with plans for 2,550m<sup>2</sup> of retail floorspace.
- The Rainbow Casino, Millenium Square, has permission for 1,281m<sup>2</sup> restaurant/drinking use.
- The major re-development of the Brabazon Hangar in Henbury and Brentry to create the Bristol Arena will provide assembly and leisure, food and beverage establishments (4,450m<sup>2</sup>) and 2,000m<sup>2</sup> of shops.
- Broadwalk Shopping Centre and adjacent properties in Knowle have permission for demolition and re-development as a mixed-use scheme, to include 6,950m<sup>2</sup> of new shops, 471m<sup>2</sup> of community infrastructure space, and a cinema of 855m<sup>2</sup>.
- The Soap Pan building formerly occupied by Gardiner Haskins Home Centre is to be refurbished for mixed-use development, to include 243 residential dwellings (Class C3), 2,790m<sup>2</sup> of new flexible retail, leisure and commercial space (Class A1, A2, A3, A4 and D2), and 15,467m<sup>2</sup> offices (Class B1).
- In Bedminster, it's proposed to regenerate St Catherines Place to provide new mixed retail space.
- In Redcliffe, Raj Mahal City has permission for re-development as 10 student cluster flats and the former Bell Pub is scheduled for demolition (-900m<sup>2</sup>) and re-development into flats.
- The upper floors and part of the ground floor of the former Bank of England, Broad Street is being converted into apartments.

**Table R3 – Community infrastructure and leisure commitments, annual floorspace (m<sup>2</sup>) by year**

Source: Planning Policy annual monitoring 2024

Land Use and Use Class Category		2019/20	2020/21	2021/22	2022/23	2023/24
<b>C2</b>	<b>New</b>	<b>8,091</b>	<b>7,472</b>	<b>11,009</b>	<b>11,009</b>	<b>6,054</b>
<b>Residential institutions</b>	Dem/CoU	-22,044	-16,145	-8,172	-4,607	-3,688
	Change	-13,953	-8,673	2,837	6,402	2,366
<b>D1</b>	<b>New</b>	<b>73,118</b>	<b>97,824</b>	<b>102,191</b>	<b>120,605</b>	<b>110,351</b>
<b>Non-residential institutions</b>	Dem/CoU	-13,745	-26,557	-22,735	-29,841	-31,942
	Change	59,373	71,267	79,456	90,764	78,409
<b>D2</b>	<b>New</b>	<b>17,073</b>	<b>28,339</b>	<b>96,801</b>	<b>96,263</b>	<b>100,180</b>
<b>Assembly and leisure</b>	Dem/CoU	-8,191	-8,499	-27,683	-28,361	-18,584
	Change	8,882	19,840	69,118	66,508	80,202

**Table R4 – Community infrastructure and leisure completions annual floorspace (m<sup>2</sup>) by year***Source: Planning Policy annual monitoring 2024*

Land Use and Use Class Category		2019/20	2020/21	2021/22	2022/23	2023/24
<b>C2</b>	<b>New</b>	<b>8,241</b>	<b>0</b>	<b>4,912</b>	<b>0</b>	<b>3,990</b>
<b>Residential institutions</b>	Dem/CoU	-14,629	-14,859	-10,750	-3,565	-919
	Change	-6,388	-14,859	-5,838	-3,565	3,071
<b>D1</b>	<b>New</b>	<b>549</b>	<b>0</b>	<b>30,016</b>	<b>9,466</b>	<b>16,879</b>
<b>Non-residential institutions</b>	Dem/CoU	-16,128	-3,804	-12,262	-11,470	0
	Change	-15,579	-3,804	18,854	-2,004	16,879
<b>D2</b>	<b>New</b>	<b>4,720</b>	<b>0</b>	<b>6,966</b>	<b>3,482</b>	<b>10,355</b>
<b>Assembly and leisure</b>	Dem/CoU	-4,119	-2,294	-2,802	-110	-9,777
	Change	601	-2,294	4,164	3,372	578

**Commentary**

- The redevelopment under construction at Silverthorne Lane will include a new 23,777m<sup>2</sup> secondary school.
- A new University of Bristol campus (47,823m<sup>2</sup>) remains under construction by Temple Meads train station.
- On the land west of Ashton Gate stadium, the mixed-use re-development will include 8,872m<sup>2</sup> of assembly and leisure space.
- The Oasis Academy school has permission for a 2,571m<sup>2</sup> extension.
- 59,031m<sup>2</sup> of assembly and leisure space in addition to the proposed retail will be built as part of the Bristol Arena.
- In Albert Road, an indoor visitor attraction of 2,574m<sup>2</sup> is under construction at the industrial estate (unit A), changing from the existing light industry and warehousing (2,118m<sup>2</sup>) which has been demolished.
- By Inns Court Open Space on Hartcliffe Way, permission has been granted for a Class D2 youth zone facility and 5-a-side MUGA pitch (2,248m<sup>2</sup> total).
- 12,660m<sup>2</sup> non-residential institution (D1) has been completed at Trinity Quay.
- The Kendon Way site (3,990m<sup>2</sup>) at Southmead Hospital has been completed (D2).
- Former offices in St Annes now provide 2,410m<sup>2</sup> of creative and community uses.

## Monitoring the Joint Waste Core Strategy

The tables below document the monitoring for the West of England Joint Waste Core Strategy (JWCS) for 2023/24 (1/4/23 - 31/3/24).

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 2023/24 (tonnes per annum)	Capacity lost during 2023/24 (tonnes per annum)	Capacity operational at 31/03/2024 (tonnes per annum)	Capacity permitted but not operational at 31/03/2024 (tonnes per annum)
Bath & North East Somerset		0	0	281,800	0
Bristol City		250,000	0	801,780	263,400
North Somerset		0	0	268,200	0
South Gloucestershire		0	0	419,220	2,500
West of England	858,000 <sup>1</sup>	250,000	0	1,771,000	265,900

<sup>1</sup> municipal, commercial & industrial waste

Source: The four West of England authorities

## Commentary

There have been changes from the 2022/23 situation in Bristol, with one application approved in 2023/24. This is for a new recycling facility for plasterboard (B2), changing use from the existing warehousing (B8). The re-development includes construction of new storage building for plasterboard. The facility will be able to operate with an annual throughput of 250,000 tonnes of plasterboard. The facility significantly increases potential capacity to recycle this building material and waste stream from construction, demolition and excavation, but is not yet operational. Hence a significant rise in capacity permitted but not operational at Bristol to 263,400tpa compared to the previous 13,400tpa in 2022/23.

In Bath and North East Somerset (B&NES) there have also been changes from the 2022/23 situation. The recycling facilities at Pixash Lane, Keynsham pursuant to planning permission 21/00435/ERE03 became operational in April 2023.

The overall capacity of the site is 152,500 tonnes made up of:

- 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

On the basis that the facilities include transfer stations, we have assumed that only 20% of transfer waste capacity will be recycled. Taking account of this the total recycling capacity calculated for the Pixash Lane site is 94,500tpa. This has been added to the previous (end of 2023) existing operational capacity of 187,300tpa to give 281,800tpa.

There have not been changes in North Somerset or South Gloucestershire.

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 the Spatial Strategy (JWCS Policy 5)	Capacity of applications approved during 2023/24 (tonnes)	Capacity lost during 2023/24 (tonnes)	Capacity operational at 31/03/2024 (tonnes)	Capacity permitted but not operational at 31/03/2024 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000 tpa	20,000	0	903,500	90,000	35.625
B~100,000 tpa	0	0	0	0	0
C~150,000 tpa	0	0	0	0	0
D~60,000 tpa	0	0	0	0	0
E~100,000 tpa	0	0	15,000	0	1.1
West of England total = 800,000 tpa	20,000	0	918,500	90,000	36.725

Source: The four West of England authorities

### Commentary

There were no changes from the 2021/22 situation in any of the unitary authorities during 2022/23.

**Table JW3: Landfill**  
**Hazardous/ non-hazardous Landfill**

Unitary Authority	Site Name	Capacity of applications approved during 2023/24 (tonnes)	Landfill capacity which became unavailable during 2023/24 (tonnes)	Landfill operational at 31/03/2024 (tonnes)	Landfill permitted but not started at 31/03/2024 (tonnes)
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 2022/23 situation in the West of England.

### Inert Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2023/24 (tonnes)	Landfill capacity which became unavailable during 2023/24 (tonnes)	Landfill operational at 31/03/2024 (tonnes)	Landfill permitted but not started at 31/03/2024 (tonnes)
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	A quantity of restoration material (apparently unspecified) to form a community recreation space to be completed before	0

				31 Jan 2028	
	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	See above	45,000 / 2 years

Source: The four West of England authorities

### Commentary

There were no changes from the 2022/23 situation in Bristol, B&NES, North Somerset, or South Gloucestershire.

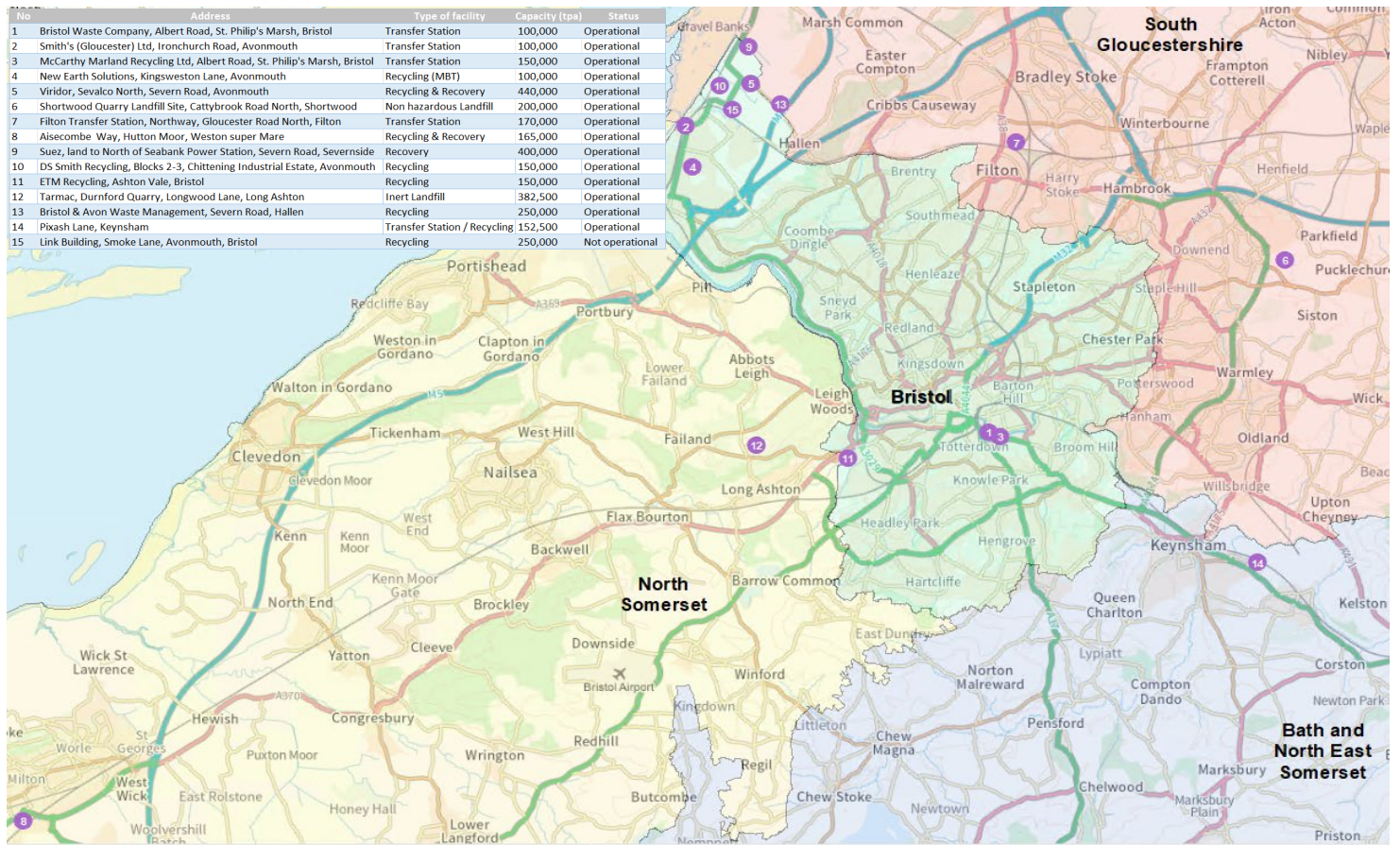
### JWCS Strategic Objectives

- 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)

Source: Planning Policy, Bristol City Council © Crown Copyright and database right 2025. Ordnance Survey AC0000807971.



## 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).

During 2023/24, the West of England authorities have undertaken the following activities in relation to the duty to co-operate, including:

Following the halting of work on the West of England Combined Authority (WECA) Spatial Development Strategy (SDS) in May 2022, the strategic planning framework for Bristol City, Bath and Northeast Somerset and South Gloucestershire Councils will now be provided through their individual local plans. The three local authorities have confirmed:

- they will continue to co-operate and work with each other in preparing their respective local plans;
- that the three local plans will provide the strategic planning policies in the WECA area; and
- the issue of housing need will now be addressed through the individual local plans within the context of the duty to cooperate.

As required by the National Planning Policy Framework, 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 Southwest 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. The annual SWAWP report (2023) was submitted to government in March 2025.

## 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 Northeast 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 is available [here](#).

## Local Nature Recovery Strategy (LNRS)

The West of England area is bounded by natural cross-boundary features of international and national importance. To help people and organisations take the most effective action for nature, a

[Local Nature Recovery Strategy and Toolkit](#) has been published following consultation on the draft toolkit in Spring 2024. Preparation was led by the Mayoral Combined Authority, as the “responsible authority” appointed by DEFRA, together with the “supporting authorities” of Bath & North East Somerset Council, Bristol Council, South Gloucestershire, North Somerset Council and Natural England.

The strategy sets local priorities for nature recovery and maps ‘focus areas’ where action to help nature will have the biggest impact, helping to better target funding and resources for nature recovery. The toolkit has been designed to help deliver these priorities. The Local Planning Authorities will ensure that areas of greatest potential for nature recovery can be better reflected in planning decisions and supports plan-makers to address the National Planning Policy Framework requirement for plans to protect and enhance biodiversity.

### **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.



## 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 1 January 2013, as did a Planning Obligations SPD supporting Policy BCS11. 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 Infrastructure Funding Statement for 1 April 2023 to 31 March 2024 is available [here](#).  
The IFS is made up of three reports:

[CIL Report 2023/24](#)

[Section 106 Report 2023/24](#)

[Infrastructure List 2023/24](#)

Information relating to the receipt and spend of developer contributions is available via the [Council's S106 update](#) and [CIL monies web page](#). These pages are updated on a quarterly basis.

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.