



Bristol Development Monitoring Report 2025

Covering the period 1st April 2024 – 31st March 2025

Contents

	Page
Introduction	2
Development Plan Preparation	3
Neighbourhood Planning	5
Environment	7
Housing	9
Economy	14
Retail, Community and Leisure	16
Waste (Joint Waste Core Strategy)	19
Strategic and Cross Boundary Co-operation	25
Infrastructure and Developer Contributions	27

Census Output is Crown Copyright and is reproduced with the permission of the Controller of HMSO and the Queen's Printer for Scotland.

If you have any comments on this report please email:
research.monitoring@bristol.gov.uk

Cover Photo: Former Fire Department HQ at Temple Back (Planning Services, BCC)

Introduction

Bristol City Council is committed to building a better Bristol, whilst delivering the key global challenges of environmental, economic and social sustainability¹. A city of hope and aspiration, driven by the ambition to make sure everyone is included in its success. 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](#).

The new [Local Plan](#)² is currently being examined following submission to the Secretary of State on 25 April 2024. The local plan sets out how Bristol will develop up to 2040 and will help to deliver the new homes and jobs the city needs whilst safeguarding the environment. The Inspectors published their post-hearing advice in November 2025 and a schedule of main modifications, will be subject to consultation between 27 April and 12 June 2026. 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 Report³ (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 2025 AMR, which covers the monitoring period 1 April 2024 to 31 March 2025, is the principal means for monitoring the implementation of planning policies in the during the previous financial year.

The data reported on relates to the lead policies in the adopted [Bristol Local Plan](#) as set out in the [Core Strategy](#) and 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. In this report where data is available, trends are shown. Targets and/or indicators are subject to change in future monitoring reports to reflect the new local plan.

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](#).

E-mail: research.monitoring@bristol.gov.uk

Web: www.bristol.gov.uk/planningpolicy
www.bristol.gov.uk/planningevidence
www.bristol.gov.uk/statistics

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 The local plan publication version (November 2023) is undergoing independent examination following its submission to the Secretary of State on 25 April 2024. Main modifications are expected during 2026.

³ 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](#) and a map for [Site Allocations and Development Management Policies](#) shows those policies and proposals in the development plan documents that apply to specific geographical locations, and [site allocations information](#) contains more detail about sites that can be built on

Local Plan 2022-2040

The new Bristol Local Plan covers the period up to 2040. On 31 October 2023, Full Council agreed 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. The plan is undergoing independent examination, with hearings held in the MShed between February and April 2025.

The inspectors published their final post-hearing advice and actions arising in November 2025 and the final schedule of main modifications will be subject to consultation between 27 April and 12 June 2026. 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. [Supplementary plans](#) will cover specific topics and go through an examination to form part of the development plan, having the same weight as a local plan for the purposes of decision-making.

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:

- [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](#)¹ (NPPF).

Local Development Scheme (LDS)

Reporting on Bristol's [Local Development Scheme](#) in an Authority's Monitoring Report is a legal requirement.² The latest LDS came into effect on 1 November 2022 covering 2022-2024 and reflects the continued preparation of the local plan and that strategic cross boundary matters are addressed through engagement with neighbouring authorities.

The LDS timetable was updated in July 2023 and current information is available [here](#). Preparations for the new style Local Plan will be commencing in the coming months, with a local plan timetable to be published on the Council's website in place of an LDS. This will set out the expected timeline for the preparation of the new style Local Plan, including when plan-making steps are undertaken, when consultation periods begin and end and when outputs following gateways or examination are published. Further information can be found [here](#).

¹ Draft NPPF published in December 2025 was consulted on until 10 March 2026 and the final version is planned for Summer 2026.

² [Regulation 34\(1\)](#) of the Town and Country Planning (Local Planning) (England) Regulations 2012

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.

Following a referendum held on 23 February 2017, the Lawrence Weston Neighbourhood Plan was made part of Development Plan on 14 March 2017.

The previous designation of the Lawrence Weston Neighbourhood Planning Group expired on 21 May 2023. Following comments between 17 January 2025 and 28 February 2025, on an [application](#) received, the Lawrence Weston Neighbourhood Planning Group was re-designated as the neighbourhood forum on 4 April 2025.

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 2024.¹

¹ 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.

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.

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. Lockleaze Voice applied for re-designation of its Forum on 17 June 2017 but was refused on various grounds.

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 your local park or green space](#) 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. 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. [Bristol City Leap](#) which will enable the delivery of over £1 billion investment into Bristol's energy system. Residents are supported through schemes including [Bright Green Homes](#), and [Switch Together](#). [Ambition Community Energy](#) supports communities with climate action through projects. Community groups and businesses are also helped through collaborative initiatives such as supporting the [Bristol Climate & Nature Partnership](#).

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 works alongside the Environment Agency to manage flooding, including adapting to a future climate with increased flood risk. The Avon Riversides 2100 (formerly Bristol Avon Flood Strategy) is the long-term project to better protect homes and businesses in the city and neighbouring communities from the River Avon flooding and enhance the river for all. 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

The [Bristol's Clean Air Zone](#) aims to improve air quality by reducing harmful levels of air pollution. The council has an extensive monitoring network of 100 sites that [measure and report](#) nitrogen dioxide and particulate matter (PM_{2.5} and PM₁₀). The monitoring network includes all schools within the Air Quality Management Area and schools close to a busy road. 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.

[Bristol's Clean Air Zone, January 2024 report](#) provides an overview of the CAZ's performance in the first year. [Evidence](#) indicates the CAZ is helping improve air quality, with average NO₂ concentrations falling by 12.8% (4.3µg/m³) at sites within the CAZ compared to 7.8% (2.6µg/m³) at sites outside the CAZ.

Housing

Permissions and new homes

- The number of dwellings with planning permission on 31 March 2025 was **18,529**, which is an increase of 2,513 dwellings compared to 16,016 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 2024 and June 2025.

Table H1 - Dwellings with planning permission, 31 March 2021 – 2025

Source: Planning Policy, annual monitoring 2025

	2020/21	2021/22	2022/23	2023/24	2024/25
With planning permission, under construction	3,998	3,504	3,040	3021	5,440
With planning permission, not started*	9,496	9,901	11,018	12995	13,089
Total dwellings	13,494	13,405	14,058	16,016	18,529

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

Table H2 – Dwellings with planning permission, 31 March 2025, by dwelling type and tenure

Source: Planning Policy, annual monitoring 2025

	Flats	Houses	Type unspecified	Other units*	Total
Private	6,358	1,023	2,497	4,910	14,788
Affordable	2,546	381	814	0	3,741
Total	8,904	1,404	3,311	4,910	18,529

*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 **33,556** new dwellings have been completed (see Table H3).

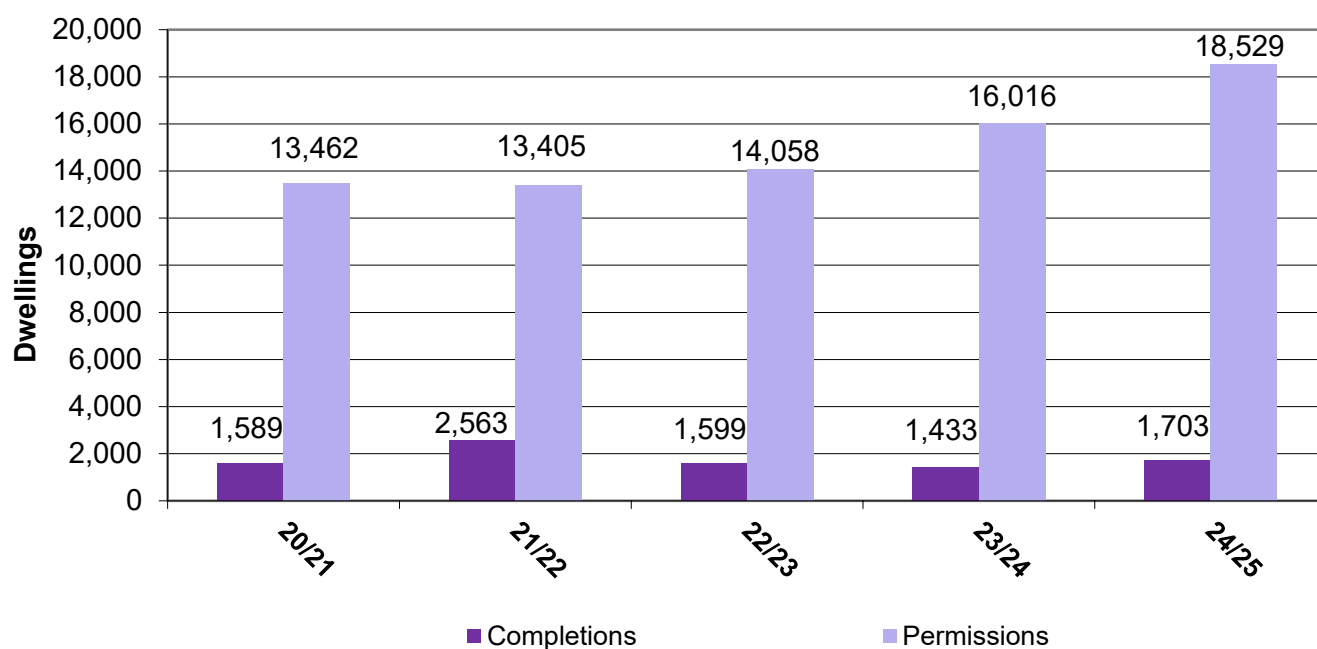
Table H3 – New dwellings, 2006 – 2025

Source: Planning Policy, annual monitoring 2025

2006/2007	2,052
2007/2008	2,428
2008/2009	2,574
2009/2010	2,189
2010/2011	1,739
2011/2012	1,746
2012/2013	878
2013/2014	1,287
2014/2015	1,454
2015/2016	1,539
2016/2017	1,994
2017/2018	1,640
2018/2019	1,799
2019/2020	1,350
2020/2021	1,589
2021/2022	2,563
2022/2023	1,599
2023/2024	1,433
2024/2025	1,703
Total	33,556

Figure H1: Dwellings with planning permission and completions, 31 March, 2021 - 2025

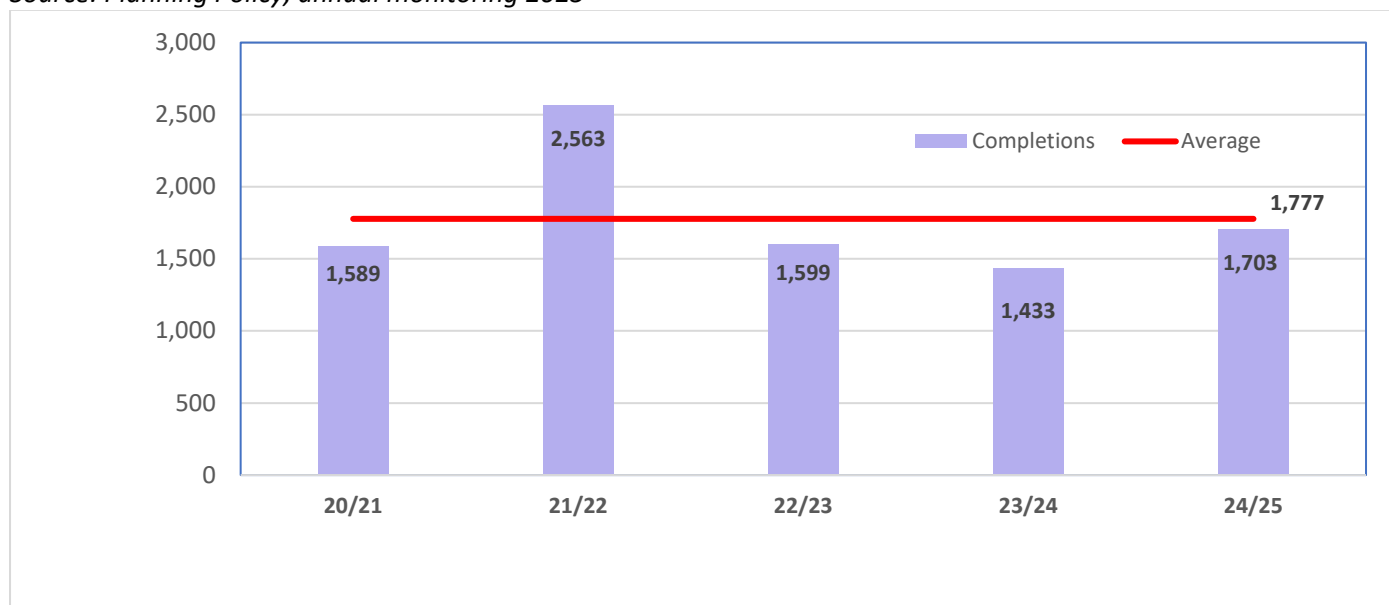
Source: Planning Policy, annual monitoring 2025



- Between 1 April 2024 and 31 March 2025, the number of additional¹ dwellings completed was 1,703 compared to the five-year annual average of 1,777, between 2021 and 2025 (see Figure H2).

Figure H2: Annual dwelling completions, 2021 – 2025

Source: Planning Policy, annual monitoring 2025



- Between 1 April 2024 and 31 March 2025, 92.5% of completions² were on brownfield land.

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

Source: Planning Policy, annual monitoring 2025

2020/21	20201/22	2022/23	2023/24	2024/25
90.3%	89.6%	86.3%	80.6%	92.5%

Dwelling Types

Of the 1,703 dwellings completed in 2024/25, 312 were houses, 936 flats, and 455 purpose-built student³ units (see Table H5). Over the last five years (2021-2025), 1,466 student units have been built, providing 2,858 bedspaces.

Table H5 - Additional homes provided 2021 – 2025

Source: Planning Policy, annual monitoring 2025

	2020/21	2021/22	2022/23	2023/24	2024/25	Total Dwellings
Student units	228	397	250	136	455	1,466
Other type of dwellings	1,361	2,166	1,349	1,297	1,248	7,421
All housing types	1,589	2,563	1,599	1,433	1,703	8,887

¹ Net additional dwellings² Gross completions.³ Both student accommodation and elderly dwellings are calculated using the nationally set ratios based on 2011 Census data, as set out in National Planning Practice Guidance and the Housing Delivery Test. Other dwellings include elderly person care homes (C2)

A [map of student accommodation](#) provides the following figures as of April 2025.

- Bed spaces with planning permission: 8,159
- Bed spaces pending decision: 1,968
- Completed bed spaces: 17,627
- Multiple applications / permissions: 399 – 719

Table H6 - Housing gains and losses, 2021 - 2025

Source: Planning Policy, annual monitoring 2025

	Total
a) "Large" sites (over 10 dwellings)	6,191
b) "Small" sites (1-9 dwellings)	1,297
c) "Other" housing (includes student and key worker cluster flats including extensions, granny annexe, houses in multiple occupation (HMO), C2 elderly person care homes)	1,524
d) Conversions of existing dwelling leading to a gain (net)	121
Total gains (a+b+c+d)	9,133
e) Conversions of existing dwelling leading to a loss (net)	-43
f) Losses through changes of use	-63
g) Demolitions	-140
Total losses (e+f+g)	-246
Net total (a+b+c+d+e+f+g)	8,887

Figure H3: Housing Completions by Type, 2021-2025

Source: Planning Policy, annual monitoring 2025

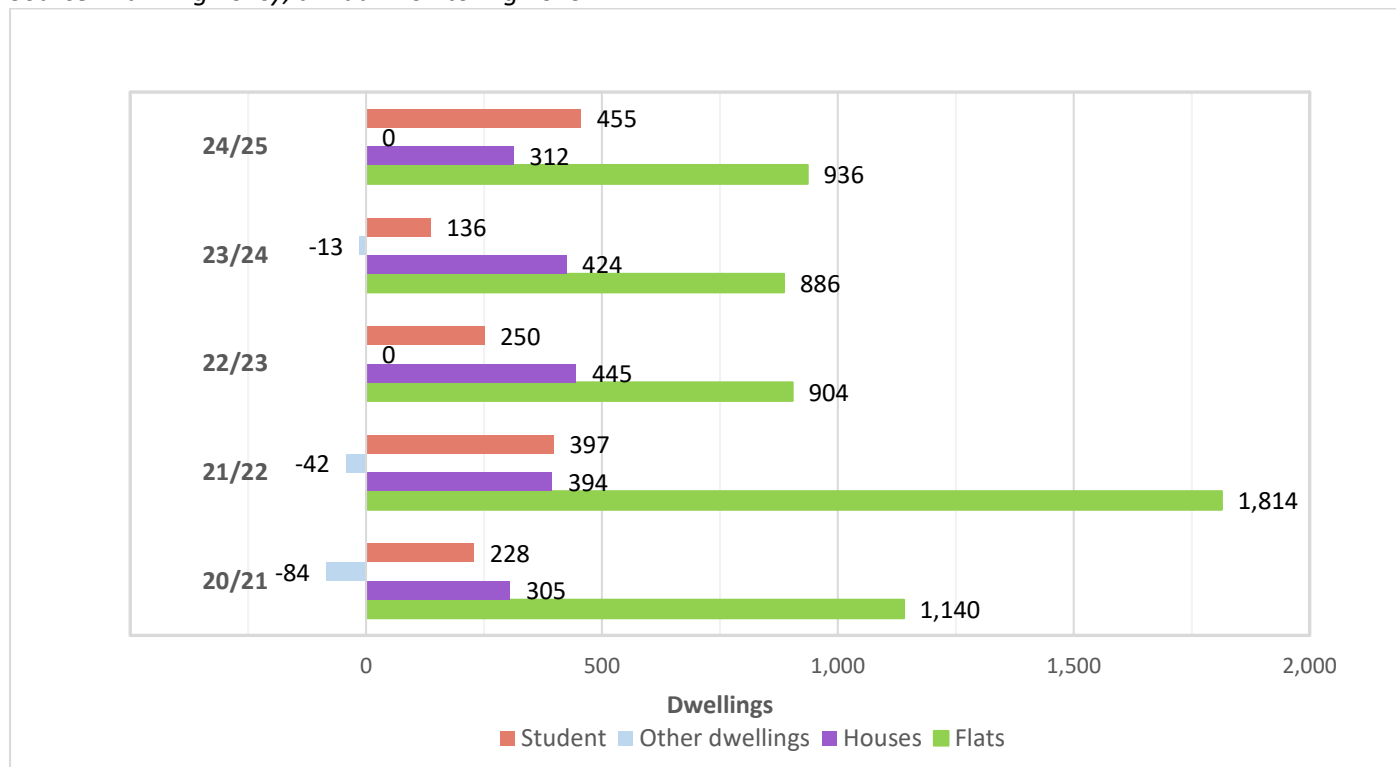


Table H7 – Completions by dwelling type and tenure, 2021-2025

Source: Planning Policy, annual monitoring 2025

	Flats	Houses	Other units*	Total
Private	4,378	1,407	1,431	7,216
Affordable	1,298	477	-104	1,671
Total	5,676	1,884	1,327	8,887

*Other units includes students and elderly person care homes

Table H8 - Completions by tenure and bedrooms, 2021 – 2025

Source: Planning Policy, annual monitoring 2025

Citywide (NB: gross completions)		Flats/ Maisonettes		Houses/ Bungalows		Total	
		Number	%	Number	%	Number	%
Total	1 Bed	9,389	46.0	285	3.8	9,674	34.6
	2 Bed	9,760	47.8	2,630	35.0	12,390	44.4
	3 Bed	721	3.5	3,298	43.9	4,019	14.4
	4 Bed +	202	1.0	1,268	16.9	1,470	5.3
	Unknown	345	1.7	24	0.3	369	1.3
	Total	20,417	100	7,505	100	27,922	100
Private	1 Bed	7,678	46.2	230	4.5	7,908	36.4
	2 Bed	7,761	46.7	1,477	28.8	9,238	42.5
	3 Bed	627	3.8	2,328	45.5	2,955	13.6
	4 Bed +	200	1.2	1,070	20.9	1,270	5.8
	Unknown	340	2.0	15	0.3	355	1.6
	Total	16,606	100	5,120	100	21,726	100
Affordable	1 Bed	1,711	44.9	55	2.3	1,766	28.5
	2 Bed	1,999	52.5	1,153	48.3	3,152	50.9
	3 Bed	94	2.5	970	40.7	1,064	17.2
	4 Bed +	2	0.1	198	8.3	200	3.2
	Unknown	5	0.1	9	0.4	14	0.2
	Total	3,811	100	2,385	100	6,196	100

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 (m²) by year: offices, industry and warehousing

Source: Planning Policy annual monitoring 2025

Land Use and Use Class Category		2020/21	2021/22	2022/23	2023/24	2024/25
Offices B1a	New	197,452	189,170	229,151	227,475	205,490
	*Dem/CoU	-19,350	-36,275	-51,770	-40,095	-58,750
	Change	178,102	152,895	177,381	187,380	139,188
Industry & Warehousing B1b, B1c, B2, B8, mixed B, sui generis industrial	New	106,527	126,204	137,149	138,622	143,963
	*Dem/CoU	-88,269	-160,243	-150,503	-156,955	-156,882
	Change	18,258	-34,039	-13,354	-18,333	-12,920

**Demolition and / or Change of Use*

NB: shows total floorspace with planning permission as 31 March.

Table E2 – Completions floorspace (m²) by year: offices, industry and warehousing (m²)

Source: Planning Policy annual monitoring 2025

Land Use and Use Class Category		2020/21	2021/22	2022/23	2023/24	2024/25
Offices B1a	New	4,449	25,799	2,885	3,055	79,638
	*Dem/CoU	-11,081	-4,457	-4,317	-15,887	-7,010
	Change	-6,632	21,342	-1,432	-12,832	72,628
Industry & Warehousing B1b, B1c, B2, B8, mixed B, sui generis industrial	New	84,835	20,953	6,529	3,620	11,617
	*Dem/CoU	-58,708	-42,143	-13,798	-26,498	-5,822
	Change	26,127	-21,190	-7,269	-22,878	5,795

**Demolition and / or Change of Use*

Commentary

- There have been major office completions in 2024/25. Of the 79,638m² new floorspace completed, 68,693m² is from 3 major sites. This includes 14,966m² at Temple Way (20/02054/M), an office development of 26,536m² at New Temple Street-Victoria Street (12/01879/F), and the 27,191m² of offices at number 4 Glass Wharf (17/04889/F).
- At Passage Street, permission was granted for a major office-led re-development of 10,000m², with 2,622m² of other mixed B uses (21/06933/F).
- Construction continues for 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 27,200m² of new offices.

- The mixed-use development around the Boulevard is now under construction and is set to include 4,664m² of office space (21/02980/FB).
- The office re-development at the former Guardian Royal Exchange on Temple Way remains under construction (14/04959/P).
- The change of use from office (-15,213m²) to student accommodation at Three Six Zero Marlborough Street has commenced (23/02475/F).
- Large office development commitments in the pipeline that have not yet started include the land to west of Ashton Gate stadium (mixed use including 4,071m² offices, 21/03165/F), and at Silverthorne Lane (21,170m² of office floorspace, student accommodation, 23,777m² non-residential, 1,080m² food and beverage businesses and 730m² of shop) (19/03867/P)
- In Whitchurch, 2,595m² of light industry was completed with the re-development of the former Whitchurch Lane Works Site (20/03760/FB).
- Demolition has been completed of 1,592m² B2 general industrial space along Gas Lane, for re-development as Purpose Built Student Accommodation (23/01301/F). The Demolition of B2 (-1,007m²), B8 (1,292m²) and light industry(-2,097m²) at Feeder Road has been completed (19/01881/F). Construction work has started on the mixed B commercial re-development (3,810m²) on Feeder Road (21/04609/F)
- Permission was granted for 2475m² of new B8 storage warehouses in Avonmouth (23/02992/F).
- Construction works started on land at Access 18 (Avonmouth) for 18,500m² of B2 general industrial space, 53,850m² of B8 storage and distribution (22/01750/M).
- On Grove Road in Fishponds, a residential-led re-development of industrial land will involve a net increase in light industry of 567m² (23/00133/F).
- Demolition of the former Peugeot site (-1,800m² of B8) has not commenced (23/02102/N).

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 (m²) by year

Source: Planning Policy, annual monitoring 2025

Land Use and Use Class Category		2020/21	2021/22	2022/23	2023/24	2024/25
A1 Shops	New	5,338	9,502	10,429	18,157	20,848
	Dem/CoU*	-10,169	-26,211	-24,289	-44,757	-41,633
	Change	-4,831	-16,709	-13,860	-26,601	-28,338
A2 Financial and professional services	New	0	0	0	0	0
	Dem/CoU	-816	-971	-1,260	-583	-715
	Change	-816	-971	-1,260	-583	-715
A3, A4, A5 Food and drink uses	New	9,092	11,888	13,213	14,494	11,487
	Dem/CoU	-859	-2,043	-2,126	-4,228	-1,615
	Change	8,233	9,845	11,087	10,266	9,872
Mixed A	New	67,922	75,593	70,594	70,594	67,063
	Dem/CoU	-25,289	-35,289	-35,289	-35,289	-26,549
	Change	42,633	40,304	35,305	35,305	40,514

*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 500m²) have been approved and existing commitments have not started.

Table R2 – Retail completions, annual floorspace (m²) by year

Source: Planning Policy annual monitoring 2025

Land Use and Use Class Category		2020/21	2021/22	2022/23	2023/24	2024/25
A1 Shops	New	2,034	168	0	0	330
	Dem/CoU	-2,762	-1,685	-1,922	0	-1,227
	Change	-728	-1,517	-1,922	0	-897
A2 Financial and professional services	New	222	0	0	0	0
	Dem/CoU	0	-816	-388	-677	-583
	Change	222	-816	-388	-677	-583
A3, A4, A5 Food and drink uses	New	1,367	220	518	0	1,295
	Dem/CoU	-1,546	0	-133	0	-1,202
	Change	-179	220	385	0	93
Mixed A	New	0	0	1,609	0	0
	Dem/CoU	0	-1,200	0	0	0
	Change	0	-1,200	1,609	0	0

Commentary

- On Gloucester Road, permission has been granted for 566m² of shop floorspace loss to create 17 apartments (23/03348/F and 21/03767/F).
- 690m² of mixed A space including a restaurant has been given permission at Temple Quay, as part of residential led redevelopment (22/05998/F).
- The creation of flats at St Catherines Place will see the loss of 975m² mixed A space (24/00778/COU).
- There will be a change of use from retail shops (-628m²) to flexible commercial and community uses at Bedminster Parade (24/04120/F).
- 3,776m² of shop space will be replaced by residential flats at Embassy House, Queen's Square (24/05142/COU).
- The mixed-use development at Imperial Park (Wills Way) is still under construction, and will include 2,137m² of shops, 1,473m² food and beverage floorspace, and 896m² of mixed A floorspace (19/00826/X).
- In Redcliffe, Raj Mahal City has been demolished (-652m²) as part of the re-development of the site for 10 student cluster flats and commercial, business and service space (22/02562/F).

Table R3 – Community infrastructure and leisure commitments, annual floorspace (m²) by year

Source: Planning Policy annual monitoring 2025

Land Use and Use Class Category		2020/21	2021/22	2022/23	2023/24	2024/25
C2 Residential institutions	New	7,472	11,009	11,009	6,054	2,002
	Dem/CoU	-16,145	-8,172	-4,607	-3,688	-3,688
	Change	-8,673	2,837	6,402	2,366	-1,686
D1 Non-residential institutions	New	97,824	102,191	120,605	110,351	87,970
	Dem/CoU	-26,557	-22,735	-29,841	-31,942	-16,981
	Change	71,267	79,456	90,764	78,409	70,989
D2 Assembly and leisure	New	28,339	96,801	96,263	100,180	83,931
	Dem/CoU	-8,499	-27,683	-28,361	-18,584	-12,431
	Change	19,840	69,118	66,508	80,202	70,106

Table R4 – Community infrastructure and leisure completions annual floorspace (m²) by year

Source: Planning Policy annual monitoring 2025

Land Use and Use Class Category		2020/21	2021/22	2022/23	2023/24	2024/25
C2 Residential institutions	New	0	4,912	0	3,990	114
	Dem/CoU	-14,859	-10,750	-3,565	-919	0
	Change	-14,859	-5,838	-3,565	3,071	114
D1 Non-residential institutions	New	0	30,016	9,466	16,879	10,070
	Dem/CoU	-3,804	-12,262	-11,470	0	-7,296
	Change	-3,804	18,854	-2,004	16,879	2,774
D2 Assembly and leisure	New	0	6,966	3,482	10,355	2,224
	Dem/CoU	-2,294	-2,802	-110	-9,777	-1,375
	Change	-2,294	4,164	3,372	578	849

Commentary

- At Clothier Road, permission has been granted for conversion from offices to 1,215m² of D1 education space (24/02331/F).
- The extension of 2,571m² for SEND teaching space at Oasis Academy has been completed (23/02373/F).
- Demolition of the former Pupil Referral Unit buildings at the Whitehouse Centre (-3,500m²) has been completed (20/01212/FB).
- Change from office to a 3,000m² education facility (D1) at St James House on Moon Street has also been completed (21/01067/F).
- The redevelopment at Silverthorne Lane includes a new 23,777m² secondary school (19/03867/P).
- The new University of Bristol campus (47,823m²) by Temple Meads train station remains under construction (19/05746/M).
- On the land west of Ashton Gate stadium, the mixed-use re-development due to include 8,872m² of assembly and leisure space and 420m² non-residential has not commenced (21/03165/F).

Monitoring the Joint Waste Core Strategy

The West of England Joint Waste Core Strategy (JWCS) sets out the strategic spatial planning policy for the provision of waste management infrastructure across the West of England sub-region.

Monitoring is undertaken jointly across the West of England authorities. The tables below relate to the 2024/25 reporting period.

Table JW1: Recycling / Composting 2024/25

Unitary Authority	Indicative capacity requirement at 2026 as set out in JWCS (tonnes per annum)	Capacity of applications approved during 2024/25 (tonnes per annum)	Capacity lost during 2024/25 (tonnes per annum)	Capacity operational at 31/03/2025 (tonnes per annum)	Capacity permitted but not operational at 31/03/2025 (tonnes per annum)
Bath & North East Somerset		0	0	281,800	0
Bristol City		106,000	0	803,180	368,000
North Somerset		0	0	268,200	0
South Gloucestershire		200,000	0	619,220	2,500
West of England	858,000*	306,000	0	1,972,400	370,500

* municipal, commercial & industrial waste

Source: The four West of England authorities

Commentary

There have been changes from the 2023/24 situation in Bristol:

- An initial increase in total capacity permitted but not operational from last year's 263,400 to 313,400tpa, due to permission for a recycling and transfer facility at Hartcliffe Way (21/02520/F) with a capacity of 50,000 tonnes/pa. The facility will be used for sorting and recycling waste metals and Waste Electrical and Electronic Equipment (WEEE). The external yard would be utilised to sort, segregate and store imported wastes with all processing and recycling being undertaken within the industrial unit (e.g. shredding and granulating). The wastes to be imported in bulk by ETM Recycling from their Materials Recovery Facility (MRF) located at Ashton Gate. The processed metals and WEEE would then be exported in bulk from the application site for onward recycling.
- A further increase in capacity permitted but not operational from the above 313,400tpa to 369,400tpa, due to permission for a 56,000 tonnes/pa asphalt recycling (part of the Wainwright facility in Avonmouth) to store and recycle waste asphalt into RAP (22/05476/F). This includes unused waste asphalt resulting from overordering and waste asphalt. The proposed development includes the erection of three storage bays. The northern bay will be larger in scale and used to store unprocessed waste asphalt. The two smaller bays towards the south of the site will be used to store crushed/screened asphalt material. The figure comprises 50,000 tonnes of construction, demolition and excavation waste, and 6,000 tonnes of other waste.

- An increase in operational capacity from 801,780 to 803,180tpa, with completion of a hazardous waste transfer station at Veolia Chitting Industrial Estate. (1,400 tpa, granted permission July 2022, ref 22/20253/F). This reduces the above 369,400tpa figure for permitted but not operational capacity by 1,400 tpa, to a final 368,000tpa, which is now in the table.

There have been changes from the 2023/24 situation in South Gloucestershire:-

- A 200,000tpa increase in operational capacity, from last year's 419,220 to 619,220tpa due to granting of retrospective permission (ref P24/02312/MW) for 'formation of new recycling plant with associated works for the washing and grading of construction, demolition and excavation wastes to produce recovered aggregates, increase to the quantity of material recycled at the site and extension to existing operating hours to 24-hour operation at Bristol And Avon Transport And Recycling Ltd Severn Road Hallen South Gloucestershire BS10 7SE. This was essentially an existing site, but sought increased recycling opportunities 250,000 to 450,000 tonnes per year.

There have not been changes at North Somerset or Bath & North East Somerset.

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 2024/25

Zone & indicative capacity requirement at 2026 as set out in the Spatial Strategy (JWCS Policy 5)	Capacity of applications approved during 2024/25 (tonnes)	Capacity lost during 2024/25 (tonnes)	Capacity operational at 31/03/2025 (tonnes)	Capacity permitted but not operational at 31/03/2025 (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 in any of the unitary authorities from 2023/24.

Table JW3: Landfill 2024/25**Hazardous/ non-hazardous Landfill**

Unitary Authority	Site Name	Capacity of applications approved during 2024/25 (tonnes)	Landfill capacity which became unavailable during 2024/25 (tonnes)	Landfill operational at 31/03/2025 (tonnes)	Landfill permitted but not started at 31/03/2025 (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 2023/24 situation in South Gloucestershire.

Table JW4: Inert Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2024/25 (tonnes)	Landfill capacity which became unavailable during 2024/25 (tonnes)	Landfill operational at 31/03/2025 (tonnes)	Landfill permitted but not started at 31/03/2025 (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 31 Jan 2028	0

	Durnford Quarry	0	0	Approx 382,500 tonnes per annum for 20 years (2012-2032)	0
South Gloucestershire	Shortwood Landfill Site	0	250,000 / 20,000 per annum assumed to be for 12 years	0	0
South Gloucestershire	Berwick Farm Landfill Site	0	73,000 / 36,500 per annum for 2 years	0	0
South Gloucestershire	Beech Hill Farm, Westerleigh	0	45,000 / 2 years	0	0
West of England		0	See above	See above	45,000 / 2 years

Source: The four West of England authorities

Commentary

There were changes in South Gloucestershire during 2024/25:

Shortwood landfill site, Mangotsfield is now complete in terms of landfill material. It is under restoration and the only materials coming in would be restoration materials; this is however nearing completion.

Therefore these three sites' capacity is now recorded as having become unavailable in this 2024/25 table.

There were no changes within 2024/25 in Bristol, B&NES and North Somerset.

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.

Location of major waste facilities 2024/25

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

No	Address	Type of Facility	Capacity (tpa)	Status
1	Bristol Waste Company, Albert Rd, Bristol	Transfer station	100,000	Operational
2	Smith's (Glos) Ltd, Ironchurch Rd, Avonmouth	Transfer station	100,000	Operational
3	McCarthy Marland Recycling Ltd, Albert Rd, St Phillips Marsh, Bristol	Transfer station	150,000	Operational
4	New Earth Solutions, Kingsweston Lane, Avonmouth	Recycling (MBT)	100,000	Operational
5	Viridor, Sevalco North, Severn Rd, Avonmouth	Recycling & Recovery	400,000	Operational
6	Shortwood Quarry Landfill Site, Cattybrook Rd North, Shortwood	Non hazardous landfill	200,000	Operational
7	Filton Transfer Station, Gloucester Rd North, Filton	Transfer station	170,000	Operational
8	Aisecombe Way, Hutton Moor, Weston super Mare	Recycling & Recovery	165,000	Operational
9	Suez, land to North Seabank Power Station, Severn Rd, Severnside	Recovery	400,000	Operational
10	DS Smith Recycling, Blocks 2-3 Chittening Industrial Estate, Avonmouth	Recycling	150,000	Operational
11	ETM Recycling, Ashton Vale, Bristol	Recycling	150,000	Operational
12	Tarmac, Durnford Quarry, Longwood Lane, Long Ashton	Insert landfill	382,500	Operational
13	Bristol & Avon Waste Management, Severn Rd, Hallen	Recycling	250,000	Operational
14	Pixash Lane, Keynsham	Transfer station / recycling	152,500	Operational
15	Link building, Smoke Lane, Avonmouth	Recycling	250,000	Not operational

Map showing location of major waste facilities

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



Strategic and Cross-Boundary Co-operation

During this reporting period, a topic paper entitled [Maintaining effective cooperation \(November 2024\)](#) was prepared, setting out how the Bristol Local Plan has addressed strategic cross-boundary matters through collaborative working with neighbouring authorities and relevant bodies. The statutory Duty to Co-operate, previously set out in section 33A of the Planning and Compulsory Purchase Act 2004, is no longer applicable to plan-making or monitoring. National planning policy continues to expect local planning authorities to maintain effective cross-boundary working and strategic alignment as part of sound and effective plan-making, including under the new plan-making system.

During 2024/25, Bristol City Council co-operated and worked with Bath & North East Somerset Council, North Somerset Council and South Gloucestershire Council whilst preparing their respective local plans and works closely with the West of England Mayoral Combined Authority on strategic matters that cross administrative boundaries. As required by the National Planning Policy Framework, during the plan making process statements of common ground (SoCG) have been prepared to document the approach to liaison and co-operation on cross-boundary strategic matters and also with stakeholders in relation to some local plan policies, as part of the examination of the Bristol Local Plan.

As part of the local plan examination a [note on the duty to cooperate](#) was prepared highlighting the on-going process of cooperation between neighbouring authorities, including the preparation of local plans and the strategic framework for development needs across administrative boundaries.

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.

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. 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 2024 to 31 March 2025 is available [here](#). The IFS is made up of three reports:

[CIL Report 2024/25](#)

[Section 106 Report 2024/25](#)

[Infrastructure List 2024/25](#)

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.