Bristol Development Monitoring Report 2021

Covering the period 1st April 2020 – 31st March 2021

Contents

If you have any comments on this report please contact Strategic City Planning Tel: 0117 922 2000 or email research.monitoring@bristol.gov.uk

Cover Photo: Chestnut House, Fishponds (Strategic City Planning, BCC)

Introduction

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

In January 2019, the first iteration of the One City Plan was launched describing where Bristol wants to be as a city by 2050 and how city partners will work together to create a fair, healthy and sustainable city. Supporting the One City Plan, a statement about planning in Bristol, Progressing Bristol's Development was published in October 2020 setting out the development approach, as the new Local Plan is prepared. Bristol continues to work with adjoining authorities on growth of the city region, however, the preparation of the joint West of England Combined Authority Spatial Development Strategy has now halted and is no longer being progressed.

The Bristol Development Monitoring Report is the annual Authority's Monitoring Report[2] (AMR). The collection, analysis and reporting of planning data is a legal requirement and provides a sound factual basis for decision-making, as well as contributing to government statistics. This 2021 AMR report covers the monitoring period 1st April 2020 to 31st March 2021 and is the principal means for monitoring the implementation of the adopted Bristol Local Plan.

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

The Bristol Development Monitoring Report does not report on the priorities, actions and targets contained within other council documents.

Additional development monitoring undertaken by the Strategic City Planning team is available via the land use, development and planning policy research web page.

[1] The United Nations Sustainable Development Goals (SDGs) are a framework for the key global challenges of economic, environmental and social sustainability, which every country in the world has agreed to deliver by 2030. Bristol is committed to delivering the SDGs locally.

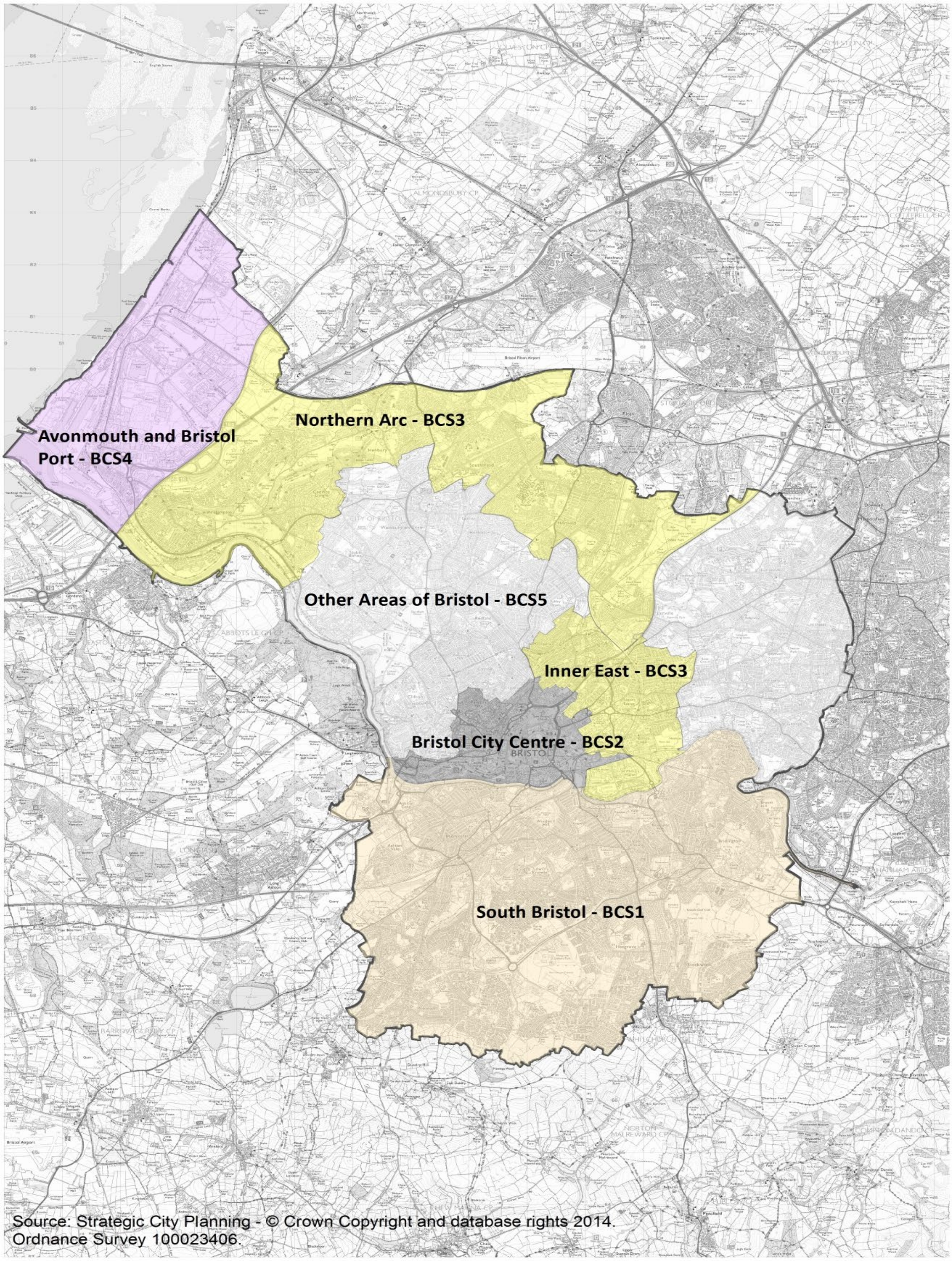
[2] Local Planning Authorities are required to produce an Authority's Monitoring Report (AMR) under Section 113 of the Localism Act 2011. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what the report must contain.

Strategic City Planning, Research & Monitoring
Economy of Place, Bristol City Council

E-mail: research.monitoring@bristol.gov.uk
Web: www.bristol.gov.uk/planningpolicy
www.bristol.gov.uk/planningresearch
www.bristol.gov.uk/statistics

Monitoring Areas

Contains Ordnance Survey data © Crown copyright and database right 2021
Source: BCC, Strategic City Planning



Main findings and looking forward

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

Development Plan Preparation

The new Bristol Local Plan continues to be progressed, with the intention that it is adopted by Spring 2024. An updated Local Development Scheme is due to be published in November 2022. Whilst the Bristol Local Plan review continues, Progressing Bristol's Development[1] based on the draft Local Plan[2] and supporting the One City Plan, explains the current approach to making planning decisions and the proposed direction of future development in the city.

During this reporting period 1st April 2020 to 31st March 2021, the West of England Combined Authority (WECA) Strategic Development Strategy (SDS) was also being prepared. The updated LDS covering 2022-2024 will reflect that work on the SDS has been halted.

Duty to Co-operate

The SDS is not currently being progressed, however, the councils will continue to work with each other and with other key bodies on strategic, cross boundary matters as they prepare their local plans.

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

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

Community Infrastructure Levy

The Council is both a CIL Charging and a CIL Collecting Authority. Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) requires Local Authorities to produce an annual Infrastructure Funding Statement (IFS) detailing income and expenditure for both Planning Obligations (Section 106) and CIL. The IFS for the year 1st April 2020 to 31st March 2021 is available here.

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

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

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

Neighbourhood Planning

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

Housing

The Core Strategy establishes a minimum target of 26,400 net additional homes in Bristol between 2006 and 2026. 99.4% of this target has been delivered with 1,589 net additional homes delivered during 2020/21. A further 142 dwellings are required in the remainder of the plan period to meet the minimum target.

In this reporting period, 258 net additional affordable homes were delivered. The affordable housing number released by BCC Housing Delivery for 2020/21 is 400. This figure is higher than that recorded by planning, due to differences in definitions and timings in reporting.

In 2020/21, 228 student housing units were completed. This is an increase compared with the previous year, however it is more comparable with the number of student housing units completed in 2017/18 and 2018/19. In 2020/21, student housing units made up 14.3% of housing completions.

Since the introduction of additional change of use rights in May 2013, 2,447 dwellings have been completed from prior approval permitted developments, mainly within the city centre. A further 633 units have extant approval. At 31st March 2021, 309 remain not started and 324 were under construction. Permitted developments account for approximately 4.7% of total net dwellings with planning permission at the end of 2020/21, compared to 8.4% in 2019/20.

At the end of the reporting period, 31st March 2021, there were 13,494 dwellings with planning permission. This is the highest number since 2008/09.

The number of dwellings with planning permission subject to signing a Section 106 agreement has increased to 1,492 from 910 at the end of March 2020. The number of dwellings under construction on 31st March 2021 is 3,998, which is the highest number since the start of the adopted Bristol Local Plan period (2006/07). The number of dwellings with planning permission but not started is 8,004, compared with 8,900 in the previous year.

Economy

Offices:

In 2020/21, 4,449m² of B1(a) office floorspace was completed, with 22% in Bristol City Centre, 52% in the Core Strategy's 'Other Areas', 24% in South Bristol and 2% in the Inner East policy areas.

11,081m² was lost, of which 65% in the 'Northern Arc', 27% in Bristol City Centre and 8% in 'Other Areas'. A net loss of 6,632m² of B1(a) office floorspace was recorded, compared with 68,505m² in 2019/20.

In terms of commitments at the end of 2020/21, the amount of new office floorspace with planning consent was 197,452m², 92% of which was in the City Centre. There were also 19,350m² of office floorspace losses in the pipeline, with 50% in the City Centre, 30% in 'Other Areas' and the remainder in South Bristol, the 'Northern Arc' and Inner East policy areas.

At 31st March 2021, a net additional 178,102m² of office floorspace was consented but not yet built, an 8% increase on the 2019/20 figure of 165,586m² and a 62% increase on the 2018/19 figure of 109,676m².

Industrial and Warehousing:
Avonmouth continues to be developed for large distribution / storage uses with most areas of the city experiencing losses rather than gains during this reporting period. There was a net gain of over 26,127m² of new industry and warehousing floorspace (B1(b), B1(c), B2, B8, and Sui Generis) completed during 2020/21 with 100% in Avonmouth, whereas 37,742m² was lost from Bristol City Centre.

The amount of gross new industrial and warehousing floorspace (Use Classes B1(b), B1c, B2, B8 and sui generis) with a live planning permission but not built was 106,527m². Losses of 88,269m² industrial and warehousing floorspace were planned, with a resultant net gain of 18,258m² across the Local Authority Area.

Retail and Leisure:
During 2020/21, 3,623m² of retail (Use Classes A1 – A5) floorspace was completed of which 52% was in Bristol City Centre and 48% was in South Bristol. This consisted of a discount supermarket at Imperial Retail Park, Hartcliffe in South Bristol, and new food and drink units in Finzels Reach in Bristol City Centre.

Despite this, 4,308m² of retail floorspace was lost across the city, resulting in a net loss of 685m² overall. Losses of existing retail floorspace were greater when compared with 2019/20 (2,809m²). 41% of the loss took place in Bristol City Centre, 25% was lost in 'Other Areas' of the city and the remaining 34% was lost across the Northern Arc and Inner East. This was mainly as a result of conversion from retail uses to other business uses, or student accommodation.

Commitments at 31st March 2021 showed a potential net gain of 45,219m² of retail floorspace across the city. The majority of this (92%) would be located within Bristol City Centre. Net losses are planned within the Inner East and Northern Arc, resulting in losses of 303m² and 3,688m² respectively.

During 2020/21, 8,914m² of hotel floorspace (Use Class C1) was completed within the City Centre. There were no losses of hotel floorspace across the city, however 2,294m² of assembly and leisure (Use Class D2) floorspace was lost in 'Other Areas' of the city.

At the end of 2020/21, the amount of hotel floorspace with planning permission was 58,072m², which would all be located within Bristol City Centre. There is a net gain of 19,840m² of assembly and leisure floorspace in the pipeline, with 11,586m² in the City Centre, 5,444m² in 'Other Areas', 3,061m² in the Inner East policy area and 2,030m² in the Northern Arc. A net loss of 2,281m² is planned in South Bristol.

Joint Waste Core Strategy

The 4 West of England unitary authorities report on the monitoring of the West of England Joint Waste Core Strategy in their individual Authority's Monitoring Reports. During 2020/21, the West of England's operational recycling capacity increased from 1,227,500 tpa in 2019/20 to 1,443,500 tpa. The 216,000 tonnes per annum (tpa) net gain of operational capacity comes from the identification of aggregate recycling operations at Bristol & Avon Waste Management's Severn Road site in Hallen, South Gloucestershire.

In 2020/21, a metals recovery centre in Avonmouth (70,000 tpa capacity) and a Household Waste and Recycling Centre (3,000 tpa capacity) were granted planning permission. This increased the West of England's permitted but not operational capacity from 92,500 tpa in 2019/20 to 165,500 tpa in 2020/21.

Looking forward

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

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

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

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

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

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

Duty to Co-operate

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

During 2020/21, the West of England authorities have undertaken the following activities in relation to the duty to co-operate, including:

West of England Spatial Development Strategy (SDS)
During this reporting period 1 April 2020 to 31 March 2021 the West of England Combined Authority (WECA) Strategic Development Strategy (SDS) was being prepared, however work on the SDS has now been halted.

As a result, the local plans for Bristol, Bath and North East Somerset, and South Gloucestershire will now provide the strategic planning framework for the West of England Combined Authority area. The issue of housing need and other cross-boundary strategic matters will now be addressed through individual local plans for each of the local councils.

The councils will continue to work with each other and with other key bodies on strategic, cross boundary matters as they prepare their local plans.

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

Local Aggregates Assessment (LAA)
A Local Aggregate Assessment is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area. Within the West of England, Local Aggregates Assessments are prepared jointly by the four unitary authorities (UAs) within the West of England sub-region (Bristol City, Bath and North East Somerset, North Somerset and South Gloucestershire). The LAA forms an important part of the evidence base that will be used to inform preparation of the Unitary Authorities' individual Local Plans. The most recent published LAA covers the period 2009-2018.

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

Development Plan Preparation

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

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

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

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

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

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

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

Local Development Scheme (LDS)

Reporting on the Bristol's Local Development Scheme in an Authority's Monitoring Report is a legal requirement.[3] The current working timetable is:

- Autumn 2022: additional consultation on issues and options for development (Regulation 18)

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

- Spring 2023: publication version to be approved and made available for comment (Regulation 19)
- Autumn 2023: examination by a planning inspector
- Spring 2024: new local plan to be adopted

The latest LDS covering 2022-2024 will reflect the position that work on the West of England Combined Authority Spatial Development Strategy has been halted and will not be progressed.

During this reporting period 1 April 2020 to 31 March 2021 the WECA SDS was being prepared. With the SDS now halted, the Bristol Local Plan will be progressed with the intention that it is adopted by Spring 2024.

Infrastructure and Developer Contributions

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

Bristol City Council's Community Infrastructure Levy (CIL) charges took effect on 1st January 2013 as did a revised Planning Obligations SPD, meaning that the tariff based approach set out in the previous Planning Obligations SPD (SPD4) ceased to exist on 31st December 2012. The council is both a CIL Charging and a CIL Collecting Authority. Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) requires Local Authorities to produce an annual Infrastructure Funding Statement (IFS) detailing income and expenditure for both Planning Obligations (Section 106) and CIL. The IFS for 1st April 2020 to 31st March 2021 is available here.

During 2020/21, Section 106 and CIL income and expenditure was impacted on by the Covid-19 pandemic. Section 106 particularly, as the Council allowed payments to be deferred in accordance with the government's pandemic guidance.

Summary information from the 2020/21 IFS is as follows:

- Total CIL income in 2020/21 was £8,116,300.43
- Total CIL expenditure in 2020/21 (excluding admin costs) was £7,805,393.42.
- Examples of schemes funded from CIL during 2020/21 include the following:
  - £5,000,000 of Strategic CIL towards a new primary school at Perry Court
  - £75,000 of Local CIL Children's Play Equipment in Eastwood Farm Play Area
  - £38,994.45 of Local CIL towards Traffic Calming measures on Redcatch Road
  - £25,000 of Local CIL towards improvements to footpaths in Troopers Hill
  - £15,000 of Local CIL towards improvements to the Old Eastville Library Community Centre
- Total Section 106 income (excluding fees) in 2020/21 was £892,030.98
- Total Section 106 expenditure in 2020/21 was £674,735.47
- Examples of schemes funded from Section 106 during 2020/21 include the following:
  - £71,652.48 towards a new Multi Use Games Area (MUGA) and outdoor Gym at Crow Lane Open Space
  - £20,113.60 towards relocation of an existing Flood Warning Gauge on the Feeder Canal
  - £10,271.13 towards the provision and maintenance of 4 large trees and associated ornamental caging in the area surrounding the Cenotaph
  - £7,531.88 towards the provision and maintenance of 5 fire hydrants required as part of the Silbury Road development

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

Neighbourhood Planning

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

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

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

Hengrove and Whitchurch Park

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

Lawrence Weston

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

Old Market

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

Redcliffe

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

Knowle West

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

Lockleaze

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

You can find more information here.

Environment

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

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

Climate Change

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

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

Ecology

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

Air Quality

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

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

Housing

Housing Provision

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

Table H1 - Net additional homes provided 2006 – 2021

Source: BCC, Bristol Residential Development Survey 2021

	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	Total Dwellings
Student units	-4	154	99	278	249	83	21	315	396	558	642	186	301	18	228	**3,524**
Other dwellings	2,056	2,274	2,475	1,911	1,490	1,663	857	972	1,058	981	1,352	1,454	1,498	1,332	1,361	**22,734**
Total net dwellings	**2,052**	**2,428**	**2,574**	**2,189**	**1,739**	**1,746**	**878**	**1,287**	**1,454**	**1,539**	**1,994**	**1,640**	**1,799**	**1,350**	**1,589**	**26,258**

Table H2 - Net housing completions 2006 - 2021 by area

Source: BCC, Bristol Residential Development Survey 2021

	City Centre	Inner East	Northern Arc	Rest of Bristol	South Bristol	Total
a) ''Large" sites	5,090	1,100	2,265	3,095	4,901	16,451
b) ''Small" sites	568	511	592	1,906	1,625	5,202
c) "Other" housing	3,427	32	18	275	20	3,772
d) Conversions of existing dwelling	99	324	289	953	598	2,263
Total gains (a+b+c+d)	**9,184**	**1,967**	**3,164**	**6,229**	**7,144**	**27,688**
e) Conversions of existing dwelling	-35	-13	0	-57	-16	-121
f) Losses through changes of use	-33	-8	-17	-82	-18	-158
g) Demolitions	-37	-61	-472	-201	-380	-1151
Total losses (e+f+g)	**-105**	**-82**	**-489**	**-340**	**-414**	-1430
Net total (a+b+c+d+e+f+g)	**9,079**	**1,885**	**2,675**	**5,889**	**6,730**	**26,258**

Definitions:

Major housing – developments of 10 or more dwellings

Small housing – developments of 1 to 9 dwellings

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

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

Gross dwellings – all dwelling completion gains

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

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

Table H3 - Housing sites with planning permission at 31st March 2021

Source: BCC, Bristol Residential Development Survey 2021

Area	With planning permission, under construction	With planning permission, not started	Planning permission subject to signing of Section 106 agreement	Total estimated dwelling capacity (net)
City Centre	2,143	2,227	736	5,106
Inner East	304	270	0	574
Northern Arc	238	1,264	0	1,502
Rest of Bristol	494	932	0	1,426
South Bristol	848	3,296	756	4,900
Total	**4,027**	**7,989**	**1,492**	**13,508**

Permitted Development – conversion of offices to housing

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

- Between 30th May 2013 and 31st March 2021, in Bristol 2,447 homes were completed from prior approval office conversions, mainly located in the city centre.
- At 31st March 2021, there were 633 homes with planning permission to convert from offices, of which 324 were under construction and 309 had not started. The potential new dwellings from prior approvals accounted for 4.7% of total net dwellings with planning permission (13,508), compared to 8.4% in 2019/20.

Student Housing

Table H4 - Student housing completions (net) 2006 - 2021

Source: BCC, Bristol Residential Development Survey 2021

	City Centre	Inner East	Northern Arc	Rest of Bristol	South Bristol	Total	*All housing types completions (net)*	Student housing - % of all housing
2006/07	-4	0	0	0	0	**-4**	***2,052***	0
2007/08	137	0	0	17	0	**154**	***2,428***	6.3
2008/09	99	0	0	0	0	**99**	***2,574***	3.8
2009/10	254	24	0	0	0	**278**	***2,189***	12.7
2010/11	249	0	0	0	0	**249**	***1,739***	14.3
2011/12	77	0	0	6	0	**83**	***1,746***	4.8
2012/13	19	0	0	2	0	**21**	***878***	2.4
2013/14	300	0	0	15	0	**315**	***1,287***	24.5
2014/15	277	0	0	118	1	**396**	***1,454***	27.2
2015/16	555	0	0	3	0	**558**	***1,539***	36.3
2016/17	641	0	0	0	1	**642**	***1,994***	32.2
2017/18	182	0	0	4	0	**186**	***1,640***	11.3
2018/19	300	1	0	0	0	**301**	***1,799***	16.7
2019/20	5	4	0	9	0	**18**	***1,350***	1.3
2020/21	224	0	0	4	0	**228**	***1,589***	14.3
2006-2021 Total	3,315	29	0	178	2	**3,296**	*26,258*	12.6
2006-2021 Bedspaces	6,041	83	0	676	9	**6,809**		
All housing types total (net)	9,079	1,885	2,675	5,889	6,730	**26,258**		
Student housing - % of all housing	36.5	1.5	0	3.0	0	12.6		

Five year housing supply

The National Planning Policy Framework requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years supply of housing. For Bristol this supply is measured against the local housing need, using the standard method, as the strategic policies in the Local Plan Core Strategy are more than five years old.

The 2020 Housing Delivery Test results published in January 2021 showed that Bristol achieved 72% of the delivery requirement over the three year period 2017/18 to 2019/20. The result was that all three consequences of the Housing Delivery Test apply to Bristol:

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

The assessment of the five year housing supply for the period 2020 – 2025 based on the five year local housing need using the standard method and includes a 20% buffer, concluded that a five year supply of housing sites cannot be demonstrated. Changes to the standard method means that from June 2021, an additional 35% will need to be added to the standard method calculation for the purposes of calculating the five year housing land supply for Bristol. This will be applied to the assessment for 2021 - 2026.

Further details on the latest five year housing supply report, housing trajectory and housing delivery action plan can be found here.

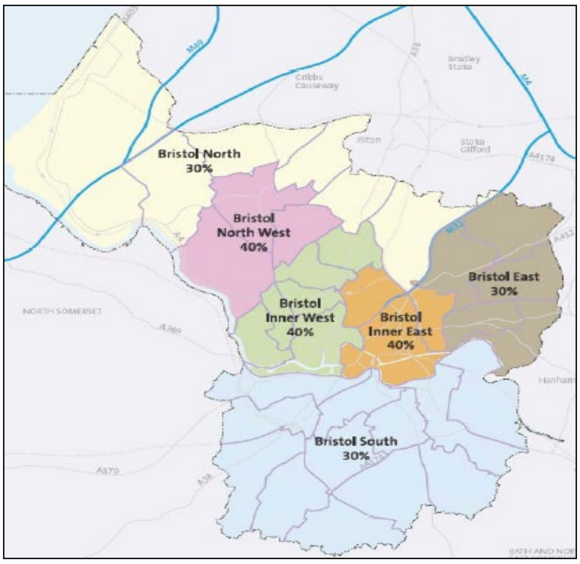
Affordable Housing Provision

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

Figure H1 - Strategic Housing Market Assessment Zones

Source: BCC, Core Strategy

Contains Ordnance Survey data © Crown copyright and database right 2021



Gross affordable completions

The following table shows gross affordable housing completions, including acquisitions for the period 2007-2021.

Table H5 - Gross affordable housing completions

Source: BCC, Strategic City Planning

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

Table H6 - Gross affordable housing completions, 2006 - 2021

Source: BCC, Bristol Residential Development Survey 2021

SHMA zone		Bristol East	Bristol Inner East	Bristol Inner West	Bristol North	Bristol North West	Bristol South	Total
2006 - 2021								
Social Rented	No.	313	395	179	815	17	741	2,460
	%	52.8	44.2	41.3	73.7	100.0	40.1	50.3
Affordable rent	No.	85	126	35	54	0	441	741
	%	14.3	14.1	8.1	4.9	0.0	23.9	15.2
Intermediate	No.	157	359	189	36	0	512	1,253
	%	26.5	40.2	43.6	3.3	0.0	27.7	25.6
Affordable tenure unknown		38	14	30	201	0	152	435
Total affordable dwellings		**593**	**894**	**433**	**1,106**	**17**	**1,846**	**4,889**

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

Source: BCC, Bristol Residential Development Survey 2021

	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	2007 to 2021
Social Rented	144	58	11	54	23	116	30	24	77	64	34	118	167	166	1,086
Affordable rent	0	0	0	0	0	8	17	28	23	10	63	81	73	21	324
Intermediate	48	31	6	25	8	20	8	45	41	48	62	74	50	49	515
Total affordable	**192**	**89**	**17**	**79**	**31**	**144**	**55**	**97**	**141**	**122**	**159**	**273**	**290**	**236**	**1,925**
Units with tenure unknown (excluded from total)	92	0	0	0	16	59	0	0	0	0	0	60	0	0	227

Housing Type

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

Table H8 - Net housing completions in Bristol by tenure and dwelling type, 2006 – 2021

Source: BCC, Bristol Residential Development Survey 2021

Bristol	Flats/ Maisonettes		Houses/ Bungalows		Other units		TOTAL	
	Number	%	Number	%	Number	%	Number	%
Private	14,927	85.7	3,869	73.6	3,647	101.9	22,443	85.5
Affordable	2,498	14.3	1,385	26.4	-68	-1.9	3,815	14.5
Total	17,425	100	5,254	100	3,579	100	26,258	100

Table H9 - Net housing completions by tenure and dwelling type by area, 2006 - 2021

Source: BCC, Bristol Residential Development Survey 2021

	Private				Affordable				Total			
Area	**Flats**	**Houses**	**Other units**	**Total**	**Flats**	**Houses**	**Other units**	**Total**	**Flats**	**Houses**	**Other units**	**Total**
City Centre	4,927	74	3,373	8,374	688	17	0	705	5,615	91	3,373	9,079
Inner East	1,237	184	29	1,450	266	169	0	435	1,503	353	29	1,885
Northern Arc	1,102	915	-6	2,011	398	308	-42	664	1,500	1,223	-48	2,675
Rest of Bristol	3,702	1,403	236	5,341	307	242	-1	548	4,009	1,645	235	5,889
South Bristol	3,959	1,293	15	5,267	839	649	-25	1463	4,798	1,942	-10	6,730
Total	**14,927**	**3,869**	**3,647**	**22,443**	**2,498**	**1,385**	**-68**	**3,815**	**17,425**	**5,254**	**3,579**	**26,258**
%	**66.5**	**17.2**	**16.3**	**100**	**65.5**	**36.3**	**-1.8**	**100**	**66.4**	**20.0**	**13.6**	**100**

Table H10 - Gross housing completions in Bristol by tenure and bedrooms, 2006/07 - 2020/21

Source: BCC, Bristol Residential Development Survey 2021

Citywide		Flats/ Maisonettes		Houses/ Bungalows		Total	
		Number	%	Number	%	Number	%
Private	1 Bed	7,734	40.7	188	3.1	7,922	31.6
	2 Bed	7,359	38.7	1,139	18.9	8,498	33.9
	3 Bed	632	3.3	1,895	31.4	2,527	10.1
	4 Bed +	92	0.5	837	13.9	929	3.7
	Missing	415	2.2	11	0.2	426	1.7
	Total	**16,232**	**85.4**	**4,070**	**67.5**	**20,302**	**81.1**
Affordable	1 Bed	1,174	6.2	34	0.6	1,208	4.8
	2 Bed	1,536	8.1	937	15.5	2,473	9.9
	3 Bed	64	0.3	800	13.3	864	3.5
	4 Bed +	3	0.0	177	2.9	180	0.7
	Missing	5	0.0	9	0.1	14	0.1
	Total	**2,782**	**14.6**	**1,957**	**32.5**	**4,739**	**18.9**
Total	1 Bed	8,908	46.8	222	3.7	9,130	36.5
	2 Bed	8,895	46.8	2,076	34.4	10,971	43.8
	3 Bed	696	3.7	2,695	44.7	3,391	13.5
	4 Bed +	95	0.5	1,014	16.8	1,109	4.4
	Missing	420	2.2	20	0.3	440	1.8
	Total	**19,014**	**100**	**6,027**	**100**	**25,041**	**100**

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

Table H11 - Housing sites with planning permission at 31st March 2021 (net) by dwelling type and tenure (incl. s106)

Source: BCC, Bristol Residential Development Survey 2021

Area	Private					Affordable					Total				
	Flats	Houses	Unsp	Other units	Total	Flats	Houses	Unsp	Other units	Total	Flats	Houses	Unsp	Other units	Total
City Centre	2,704	43	177	1,581	4,505	542	-7	66	0	601	3,246	36	243	1,581	5,106
Inner East	238	200	0	47	485	69	20	0	0	89	307	220	0	47	574
Northern Arc	258	359	182	-3	796	287	356	80	-17	706	545	715	262	-20	1,502
Rest of Bristol	680	510	0	29	1,219	177	30	0	0	207	857	540	0	29	1,426
South Bristol	1,978	568	1,466	42	4,054	392	65	389	0	846	2,370	633	1,855	42	4,900
Total	**5,858**	**1,680**	**1,825**	**1,696**	**11,059**	**1,467**	**464**	**535**	**-17**	**2,449**	**7,325**	**2,144**	**2,360**	**1,679**	**13,508**

Gypsies and Travellers and Travelling Show People

Policy BCS19 aims is to set out the council's approach to meeting the established unmet need for accommodation for Gypsies and Travellers and Travelling Showpeople. No additional pitches were delivered between 1st April 2020 and 31st March 2021.

Effective and Efficient Use of Land

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

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

Source, BCC, Bristol Residential Survey 2021

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
96.6	99.8	98.0	95.6	90.4	90.7	84.6	86.3	75.8	88.2	92.7	87.5	88.4	82.0	90.3

Economy

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

Table E1 – 2020/21 completions: offices, industry and warehousing (m²)

Category and Use Class		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Offices	Gain	0	992	96	0	2,294	1,067	**4,449**
B1a	Loss	0	2,957	0	7,189	935	0	**11,081**
	Change	0	-1,965	96	-7,189	1,359	1,067	**-6,632**
Industry and warehousing	Gain	82,911	0	1,924	0	0	0	**84,835**
B1b, B1c, B2, B8, mixed	Loss	16,685	37,742	3,214	0	0	1,067	**58,708**
B, sui generis industrial	Change	66,226	-37,742	-1,290	0	0	-1,067	**26,127**

Table E2 – Commitments at 31st March 2021: offices, industry and warehousing (m²)

Category and Use Class		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Offices	Gain	0	181,387	1,288	439	1,049	13,289	**197,452**
B1a	Loss	0	9,708	336	1,845	5,869	1,592	**19,350**
	Change	0	171,679	952	-1,406	-4,820	11,697	**178,102**
Industry and warehousing	Gain	74,763	82	5,856	0	2,158	23,668	**106,527**
B1b, B1c, B2, B8, mixed	Loss	29,815	3,102	3,729	700	31,101	19,822	**88,269**
B, sui generis industrial	Change	44,948	-3,020	2,127	-700	-28,943	3,846	**18,258**

Table E3 – 2006/07 - 2020/21 completions: offices, industry and warehousing (m²)

Category and Use Class		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
Offices	Gain	16,297	220,909	3,909	1,290	12,455	33,209	**288,069**
B1a	Loss	1,145	300,331	7,145	9,932	26,573	64,025	**409,151**
	Change	15,152	-79,422	-3,236	-8,642	-14,118	-30,816	**-121,082**
Industry & warehousing	Gain	654,068	1,666	26,733	39,478	14,929	54,976	**791,850**
B1b-B8, mixed B,	Loss	152,428	130,830	70,452	44,189	49,235	157,033	**604,167**
sui generis industrial	Change	501,640	-129,164	-43,719	-4,711	-34,306	-102,057	**187,683**

Figure E1 – Annual office (Use Class B1a) floorspace completions 2006/07 – 2020/21 (m²)

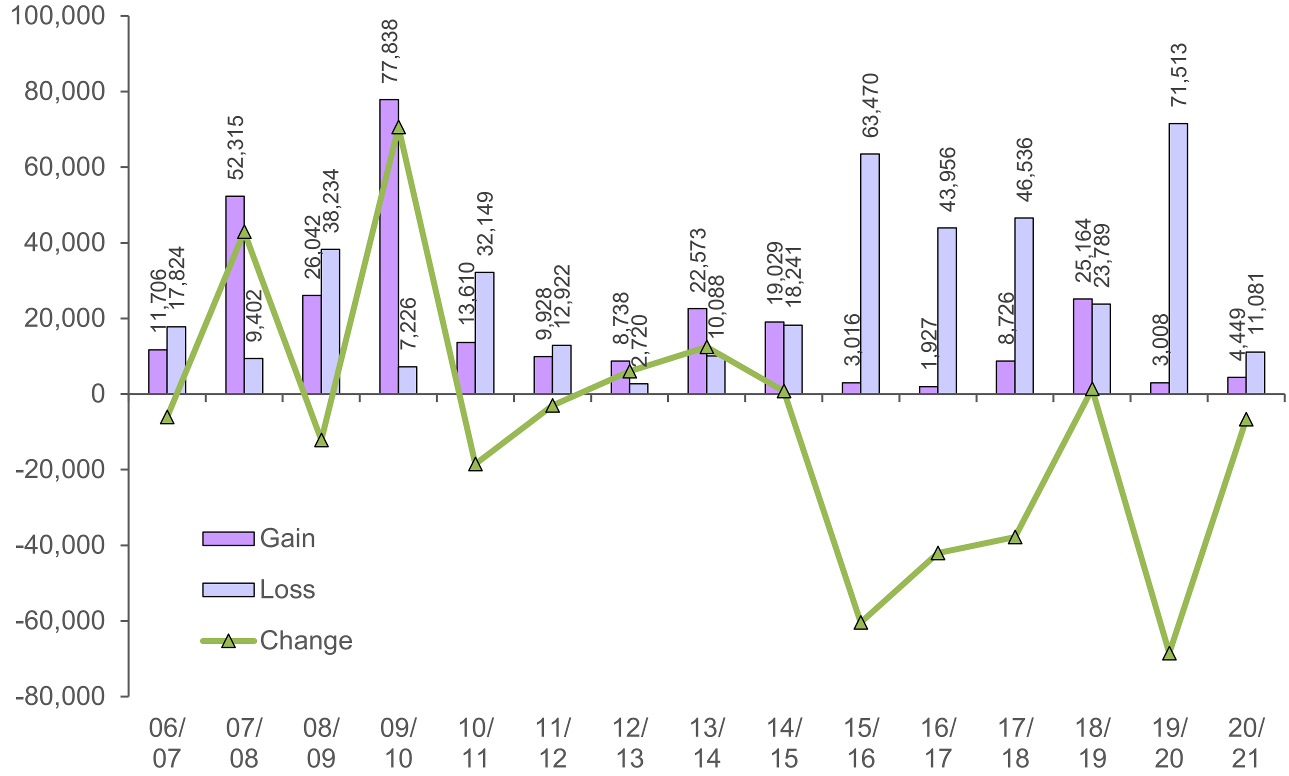
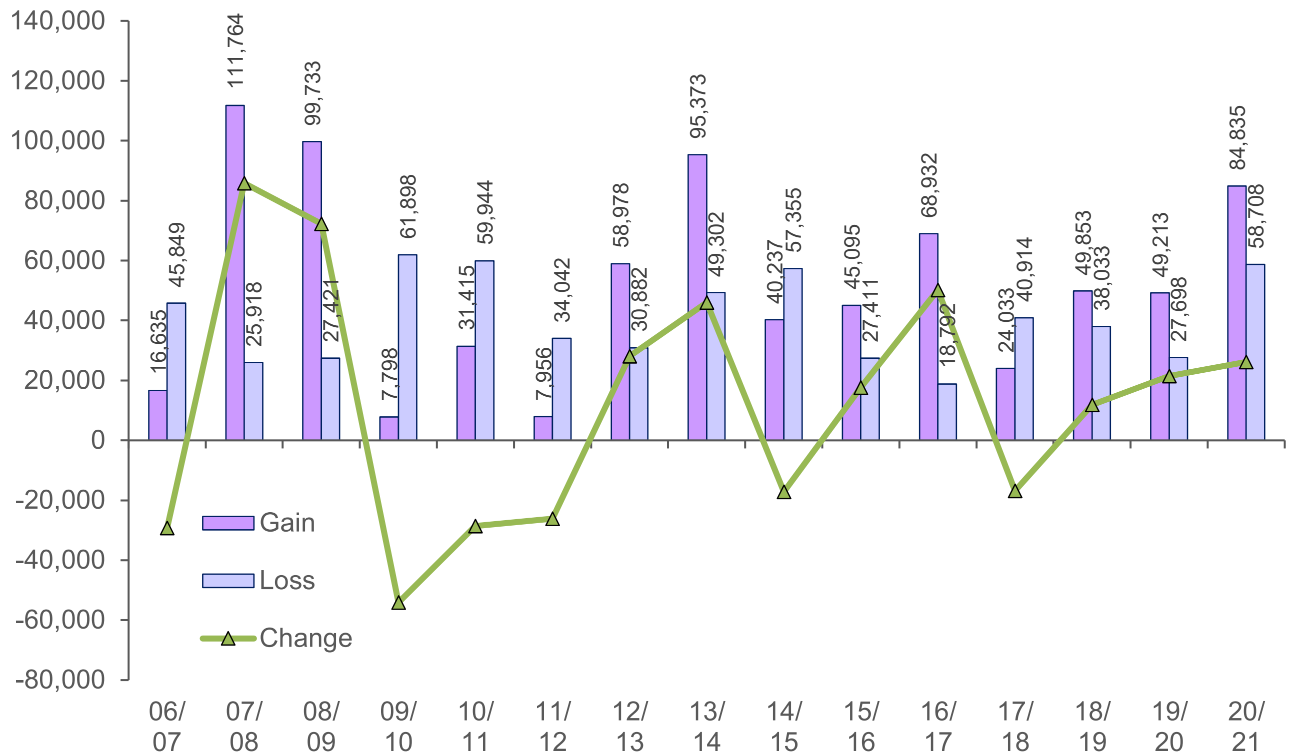


Figure E2 – Annual industrial and warehousing* floorspace completions 2006/07 – 2020/21 (m²)
*Use Classes B1b, B1c, B2, B8, Mixed B and sui generis industrial



Source of data: Business Development Survey 2021. The BDS report contains further detail and is accompanied by schedules with information on the planning permissions monitored by the survey.

Retail, Community Infrastructure and Leisure

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

Table R1 – Retail completions 2020/21 (m²)

Use Class and Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
A1 Shops	Gain	0	283	0	0	0	1,751	**2,034**
	Loss	0	1,233	543	0	986	0	**2,762**
	Change	0	-950	-543	0	-986	1,751	**-728**
A2 Financial & professional services	Gain	0	222	0	0	0	0	**222**
	Loss	0	0	0	0	0	0	**0**
	Change	0	222	0	0	0	0	**222**
A3, A4 & A5 Food and drink uses	Gain	0	1,367	0	0	0	0	**1,367**
	Loss	0	540	0	900	106	0	**1,546**
	Change	0	827	0	-900	-106	0	**-179**
Mixed or Flexible A	Gain	0	0	0	0	0	0	**0**
	Loss	0	0	0	0	0	0	**0**
	Change	0	0	0	0	0	0	**0**

Table R2 – Retail commitments at 31st March 2021 (m²)

Use Class and Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
A1 Shops	Gain	0	330	0	168	1,479	3,361	**5,338**
	Loss	0	5,224	715	3,260	0	970	**10,169**
	Change	0	-4,894	-715	-3,092	1,479	2,391	**-4,831**
A2 Financial & professional services	Gain	0	0	0	0	0	0	**0**
	Loss	0	0	0	816	0	0	**816**
	Change	0	0	0	-816	0	0	**-816**
A3, A4 & A5 Food and drink uses	Gain	0	5,821	412	220	978	1,661	**9,092**
	Loss	0	859	0	0	0	0	**859**
	Change	0	4,962	412	220	978	1,661	**8,233**
Mixed or Flexible A	Gain	0	67,026	0	0	0	896	**67,922**
	Loss	0	25,289	0	0	0	0	**25,289**
	Change	0	41,737	0	0	0	896	**42,633**

Table R3 – Retail completions 2006/07 – 2020/21 (m²)

Use Class and Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
A1 Shops	Gain	713	87,450	300	10,104	3,692	33,684	**135,943**
	Loss	2,849	14,769	3,630	52	5,632	7,685	**34,617**
	Change	-2,136	72,681	-3,330	10,052	-1,940	25,999	**101,326**
A2 Financial &	Gain	0	1,123	0	0	631	0	**1,754**
professional	Loss	0	4,279	0	0	1,339	0	**5,618**
services	Change	0	-3,156	0	0	-708	0	**-3,864**
A3, A4 & A5	Gain	0	14,948	510	700	2,497	4,115	**22,770**
Food and	Loss	0	6,801	3,049	2,644	1,842	3,351	**17,687**
drink uses	Change	0	8,147	-2,539	-1,944	655	764	**5,083**
Mixed or	Gain	557	12,289	988	0	0	730	**14,564**
Flexible A	Loss	0	17,909	0	0	0	0	**17,909**
	Change	557	-5,620	988	0	0	730	**-3,345**

Figure R1 – Annual retail completions (Use Classes A1-A5) 2006/07 – 2020/21 (m²)

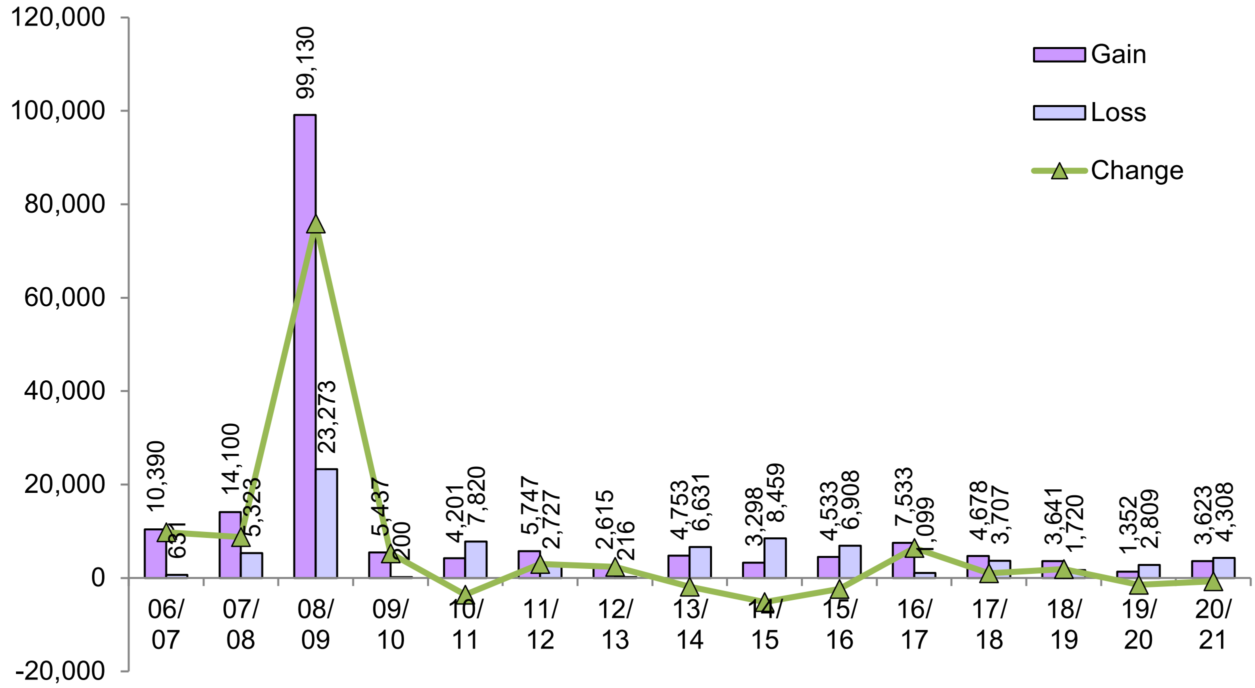


Table R4 – Community infrastructure and leisure completions 2020/21 (m²)

Use Class and Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
C2 Residential	Gain	0	0	0	0	0	0	**0**
Institutions	Loss	0	10,868	0	0	2,241	1,750	**14,859**
(e.g. hospitals)	Change	0	-10,868	0	0	-2,241	-1,750	**-14,859**
D1 Non-residential	Gain	0	0	0	0	0	0	**0**
Institutions (e.g.	Loss	0	0	0	3,804	0	0	**3,804**
schools, museums)	Change	0	0	0	-3,804	0	0	**-3,804**
D2 Assembly and	Gain	0	0	0	0	0	0	**0**
Leisure (e.g. gyms)	Loss	0	0	0	0	2,294	0	**2,294**
	Change	0	0	0	0	-2,294	0	**-2,294**

Table R5 – Community infrastructure and leisure commitments at 31st March 2021 (m²)

Use Class and Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
C2 Residential	Gain	0	1,481	0	5,026	965	0	**7,472**
Institutions	Loss	0	3,565	0	8,125	4,455	0	**16,145**
	Change	0	-2,084	0	-3,099	-3,490	0	**-8,673**
D1 Non-residential	Gain	0	53,503	250	13,661	460	29,950	**97,824**
Institutions	Loss	0	8,761	0	2,482	0	15,314	**26,557**
	Change	0	44,742	250	11,179	460	14,636	**71,267**
D2 Assembly and	Gain	0	13,429	3,820	2,030	5,444	3,616	**28,339**
Leisure	Loss	0	1,843	759	0	0	5,897	**8,499**
	Change	0	11,586	3,061	2,030	5,444	-2,281	**19,840**

Table R6 – Community infrastructure and leisure completions 2006/07 – 2020/21 (m²)

Use Class and Category		Avonmouth and Bristol Port	Bristol City Centre	Inner East	Northern Arc	Other Areas	South Bristol	Bristol Total
C2 Residential	Gain	0	38,791	5,046	168,855	14,435	32,057	**259,184**
Institutions	Loss	0	49,409	9,248	73,176	26,449	10,050	**168,332**
	Change	0	-10,618	-4,202	95,679	-12,014	22,007	**90,852**
D1 Non-	Gain	717	78,544	20,278	24,926	107,521	124,801	**356,787**
residential	Loss	230	28,652	8,438	33,394	71,256	102,091	**244,061**
Institutions	Change	487	49,892	11,840	-8,468	36,265	22,710	**112,726**
D2 Assembly	Gain	0	23,058	4,472	5,771	13,631	48,239	**95,171**
and	Loss	1,811	8,132	2,065	0	6,420	18,898	**37,326**
Leisure	Change	-1,811	14,926	2,407	5,771	7,211	29,341	**57,845**

Source of data: Business Development Survey 2021. The BDS report contains further detail and is accompanied by schedules with information on the planning permissions monitored by the survey.

Monitoring the Joint Waste Core Strategy

The tables below document the monitoring for the West of England Joint Waste Core Strategy (JWCS) for 2020/21 (1/4/20 - 31/3/21).

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 2020/21 (tonnes per annum)	Capacity lost during 2020/21 (tonnes per annum)	Capacity operational at 31/03/2021 (tonnes per annum)	Capacity permitted but not operational at 31/03/2021 (tonnes per annum)
Bath & North East Somerset		0	0	117,300	0
Bristol City		73,000	0	638,780	163,000
North Somerset		0	0	268,200	0
South Gloucestershire		0	34,000	419,220	2,500
West of England	858,000[1]	73,000	34,000	1,443,500	165,500

[1] municipal, commercial & industrial waste

Source: The four West of England authorities

Commentary

There have been changes from the 2019/20 situation in Bristol and South Gloucestershire:

1. In relation to operational recycling capacity South Gloucestershire saw:
    a. 250,000 tonnes per annum (tpa) gained from the identification during 2020/21 of aggregate recycling operations at Bristol & Avon Waste Management's Severn Road site in Hallen; and
    b. 34,000 tpa lost due to a site at Severn View Industrial Estate in Hallen being identified as no longer in use as a waste transfer station.

    This increased the West of England's operational recycling capacity by 216,000 tpa, from 1,227,500 in 2019/20 to 1,443,500 tpa in 2020/21.

2. Two schemes were granted planning permission in Bristol in 2020/21 which increased non-operational recycling capacity:
    a. a metals recovery centre in Avonmouth which will provide 70,000 tpa capacity; and

b. a Household Waste and Recycling Centre in South Bristol which will provide 3,000 tpa capacity.

This increased the West of England's permitted but not operational recycling capacity by 73,000 tonnes, from 92,500 in 2019/20 to 165,500 tpa in 2020/21.

There were no changes from the 2019/20 situation in Bath and North East Somerset or North Somerset.

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

Table JW2: Recovery

Zone & indicative capacity requirement at 2026 as set out in JWCS Policy 5 (tonnes per annum)	Capacity of applications approved during 2020/21 (tonnes per annum)	Capacity lost during 2020/21 (tonnes per annum)	Capacity operational at 31/03/2021 (tonnes per annum)	Capacity permitted but not operational at 31/03/2021 (tonnes per annum)	Electricity and/or heat output from operational recovery facility (megawatts)
A~390,000	0	0	903,500	70,000	35.625
B~100,000	0	0	0	0	0
C~150,000	0	0	0	125,000	0
D~60,000	0	0	0	0	0
E~100,000	0	0	15,000	0	1.1
West of England total: 800,000	0	0	918,500	195,000	36.725

Source: The four West of England authorities

Commentary

There have been changes from the 2019/20 situation in Bristol and South Gloucestershire affecting Zone A:

1. Operational recovery capacity increased overall during 2020/21 due to:

    a. 350,000 tpa being gained from Viridor's Avonmouth Resource Recovery Centre becoming operational. This scheme can receive up to 350,000 tpa of residual waste for incineration by its Energy from Waste facility;

    b. 40,000 tpa being gained from the identification during 2020/21 of OCO's operations on its Severn View Industrial Estate site in Hallen. OCO produce aggregate from a variety of waste input streams including residual ash from local Energy from Waste facilities; and
    c. 32,000 tpa being lost due to the capacity for an advanced thermal processing plant in Avonmouth being removed from the 2020/21 figures. This scheme, which was granted permission in 2005/06, had been mistakenly recorded as complete in 2015/16 and operational since 2016/17. The scheme had not been built and the permission expired in 2010/11.

   This increased the West of England's operational recovery capacity by 358,000 tpa, from 560,500 in 2019/20 to 918,500 tpa in 2020/21.

2. Non-operational permitted recovery capacity decreased during 2020/21. This reflected:

    a. 350,000 tpa from the recovery element of Viridor's Avonmouth Resource Recovery Centre becoming operational in 2020/21;
    b. 50,000 tpa being lost from a planning permission which expired during 2020/21. This was for a development proposal in Avonmouth to treat and recover liquid waste which was approved in 2017/18 but not implemented; and
    c. 50,000 tpa being lost from an anaerobic digestion scheme in Hallen approved in 2012. It was identified during 2020/21 as no longer being able to be built out as the site was now in use by Bristol & Avon Waste Management's aggregate recycling operations.

   This decreased the West of England's permitted but not operational recovery capacity by 450,000 tpa, from 645,000 in 2019/20 to 195,000 tpa in 2020/21.

3. The amount of energy produced from operational recovery facilities increased during 2020/21. This reflected Viridor's Avonmouth Resource Recovery Centre becoming operational. Its Energy from Waste incinerator is able to produce approximately 30 megawatts (MW) of electrical energy, enough to power 42,000 homes.

   This increased the West of England's capacity of energy output from operational recovery facilities from 6.725 MW in 2019/20 to 36.725 MW in 2020/21.

There were no changes from the 2019/20 situation in Bath and North East Somerset or North Somerset.

Table JW3: Landfill
Hazardous/ non-hazardous Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2020/21 (tonnes per annum)	Landfill capacity which became unavailable during 2020/21 (tonnes per annum)	Landfill operational at 31/03/2021 (tonnes per annum)	Landfill permitted but not started at 31/03/2021 (tonnes per annum)
Bath & North East Somerset	N/A	0	0	0	0
Bristol City	N/A	0	0	0	0
North Somerset	N/A	0	0	0	0
South Gloucestershire	Shortwood Landfill Site	0	0	2,000,000 / 200,000 tpa 2007-2023	0
West of England		0	0	2,000,000 / 200,000 tpa	0

Source: The four West of England authorities

Commentary
There were no changes from the 2019/20 situation in the West of England.

Inert Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2020/21 (tonnes per annum)	Landfill capacity which became unavailable during 2020/21 (tonnes per annum)	Landfill operational at 31/03/2021 (tonnes per annum)	Landfill permitted but not started at 31/03/2021 (tonnes per annum)
Bath & North East Somerset	N/A	0	0	0	0
Bristol City	N/A	0	0	0	0
North Somerset	Lulsgate Quarry, Felton	0	0	Unspecified quantity of restoration material and finishing top soils to be imported to allow for restoration of quarry to Nov 2021	0
	Durnford Quarry	0	0	Approx 382,500 tonnes per annum for 20 years (2012-2032)	0
South Gloucestershire	Shortwood Landfill Site	0	0	250,000 / 20,000 per annum assumed to be for 12 years	0
South Gloucestershire	Berwick Farm Landfill Site	0	0	73,000 / 36,500 per annum for 2 years	0
South Gloucestershire	Beech Hill Farm, Westerleigh	0	0	0	45,000 / 2 years
West of England		0	0		

Source: The four West of England authorities

Commentary

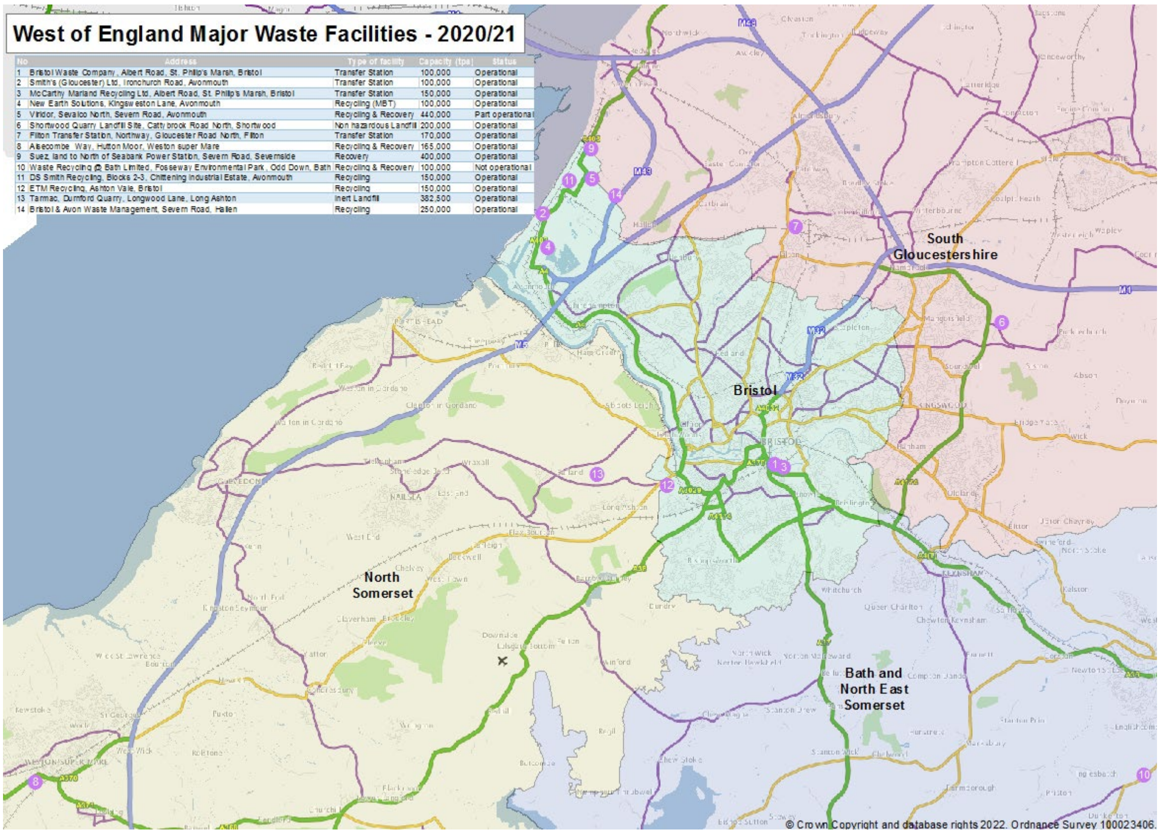
There were no changes from the 2019/20 situation in the West of England.

JWCS Strategic Objectives

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

Map of major waste facilities

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



No	Address	Type of facility	Capacity (tpa)	Status
1	Bristol Waste Company, Albert Road, St. Philip's Marsh, Bristol	Transfer Station	100,000	Operational
2	Smith's (Gloucester) Ltd, Ironchurch Road, Avonmouth	Transfer Station	100,000	Operational
3	McCarthy Marland Recycling Ltd, Albert Road, St. Philip's Marsh, Bristol	Transfer Station	150,000	Operational
4	New Earth Solutions, Kingsweston Lane, Avonmouth	Recycling (MBT)	100,000	Operational
5	Viridor, Sevalco North, Severn Road, Avonmouth	Recycling & Recovery	440,000	Part operational
6	Shortwood Quarry Landfill Site, Cattybrook Road North, Shortwood	Non hazardous Landfill	200,000	Operational
7	Filton Transfer Station, Northway, Gloucester Road 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 of Seabank Power Station, Severn Road, Severnside	Recovery	400,000	Operational
10	Waste Recycling @ Bath Limited, Fosseway Environmental Park, Odd Down, Bath	Recycling & Recovery	100,000	Not operational
11	DS Smith Recycling, Blocks 2-3, Chittening Industrial Estate, Avonmouth	Recycling	150,000	Operational
12	ETM Recycling, Ashton Vale, Bristol	Recycling	150,000	Operational
13	Tarmac, Durnford Quarry, Longwood Lane, Long Ashton	Inert Landfill	382,500	Operational
14	Bristol & Avon Waste Management, Severn Road, Hallen	Recycling	250,000	Operational