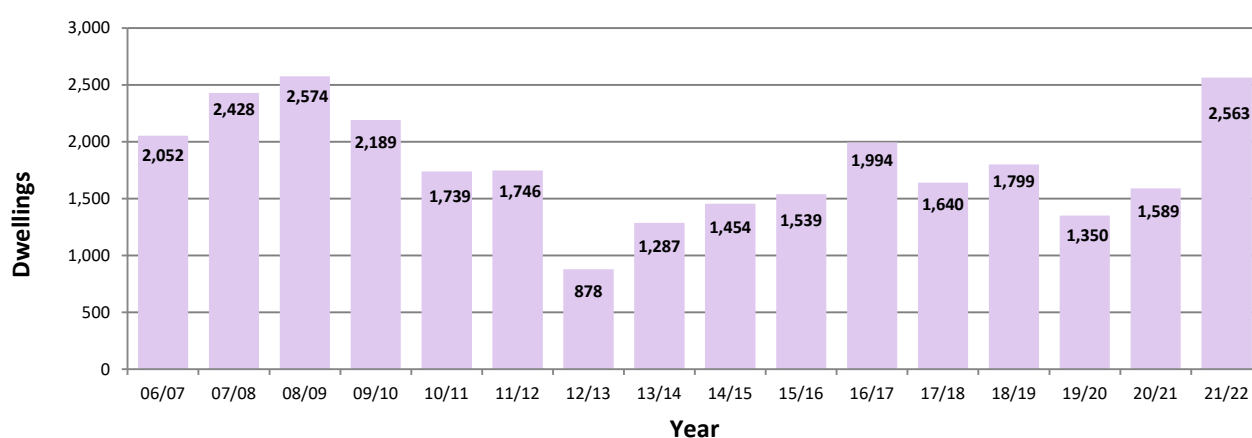


Residential Development Survey 2022: Main Findings

Dwelling Stock Change

- 1.1 2,563 dwellings (net) were completed in Bristol between 1st April 2021 and 31st March 2022. This is an increase of 974 dwellings on the previous year's figure of 1,589 (see Figure 1). Map 1 shows housing stock changes by ward. Between 2006 and 2022 the highest growth has occurred in Central and Lawrence Hill wards with 6,198 and 2,569 dwellings completed respectively. (see Figure 1, Map 1 and Table 3).

Figure 1: Annual dwelling completions 2006 – 2022

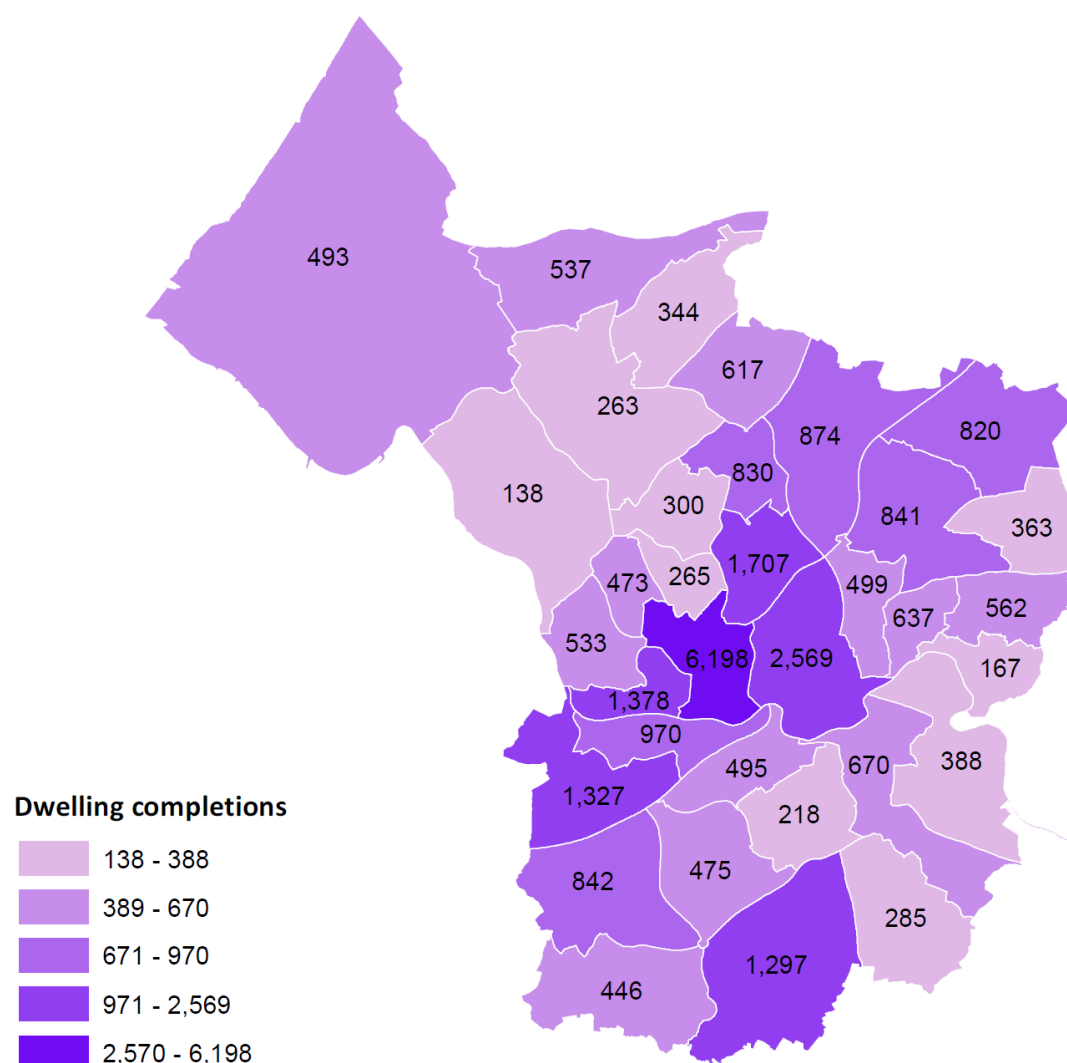


- 1.2 13.5% of all dwellings (3,895) completed between 2006 and 2022 were student units – see Table 1. During 2021/22, 14.5% of housing completions were student units.

Table 1: Net housing completions 2006 – 2022 by student units and other dwellings

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	Total dwellings
Student units	-4	154	99	278	249	83	21	315	396	558	642	186	301	18	228	371	3,895
Other dwellings	2,056	2,274	2,475	1,911	1,490	1,663	857	972	1,058	981	1,352	1,454	1,498	1,332	1,361	2,192	24,926
Total dwellings	2,052	2,428	2,574	2,189	1,739	1,746	878	1,287	1,454	1,539	1,994	1,640	1,799	1,350	1,589	2,563	28,821

Map 1: Dwelling completions between 2006 and 2022, by ward



Source: Bristol Residential Development Survey.
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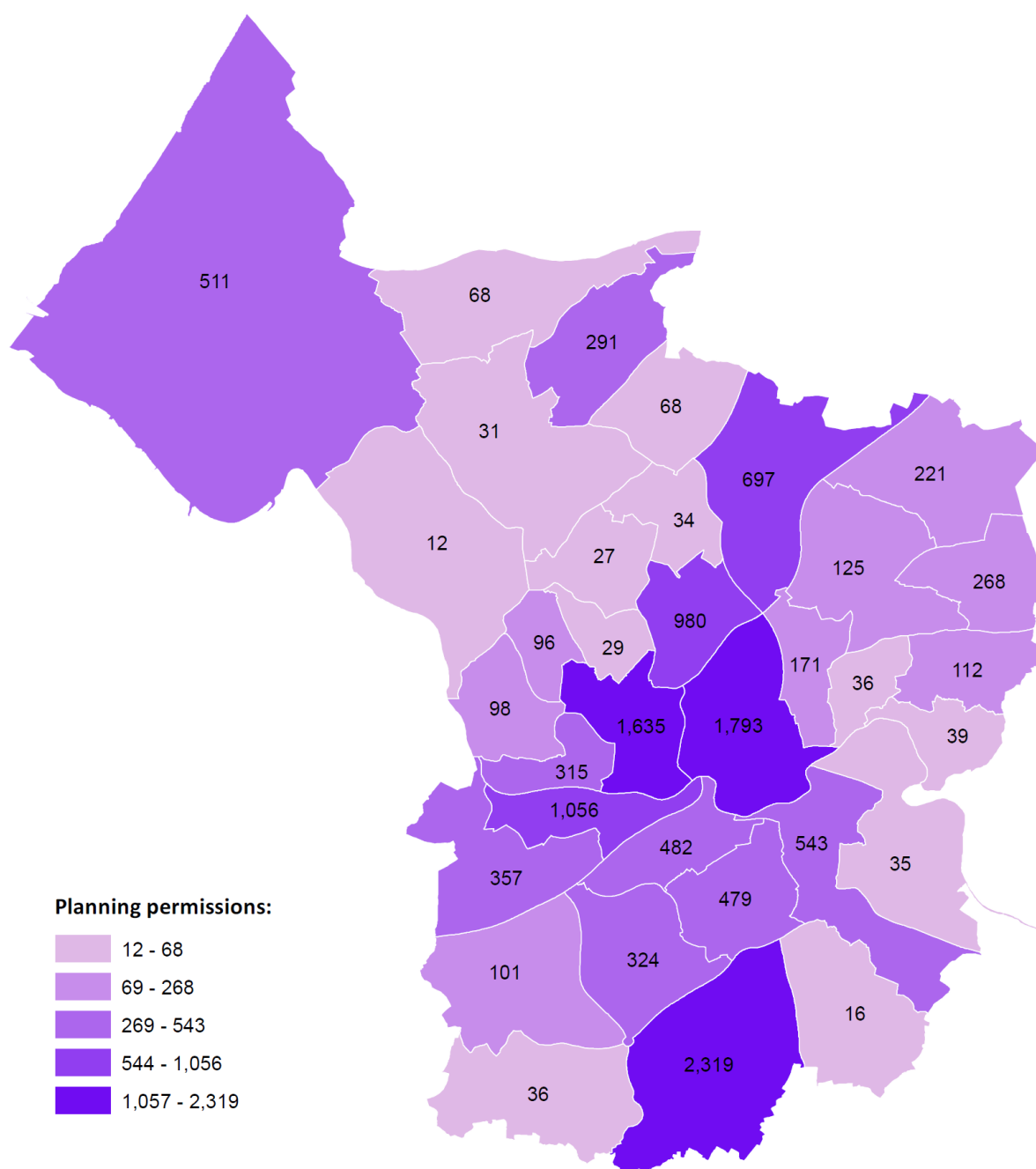
- 1.3 The number of dwellings with planning permission or agreed subject to signing a Section 106 agreement which were not started or under construction at 1st April 2022 was 13,405. This figure comprises 3,504 under construction, 8,943 not started and a further 958 dwellings agreed subject to the signing of a section 106 agreement (see Table 2).
- 1.4 The commitment figure of 13,405 is just 89 dwellings less compared to 13,494 in the previous year. This continues to reflect a return to higher numbers of dwellings with planning permissions in recent years. The wards of Hengrove & Whitchurch Park and Lawrence Hill contain 30.7% of all dwellings with planning permission – see Map 2 and Table 3.

RDS main findings, November 2022

Table 2: Dwellings with planning permission (including unsigned S106) 1st April 2022

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
With planning permission, under construction	3,745	3,861	3,342	2,583	2,140	1,102	1,621	2,039	2,553	2,709	2,069	2,019	2,946	2,938	3,998	3,504
With planning permission, not started	7,893	9,008	9,389	6,456	6,084	5,437	6,585	6,284	6,261	5,968	5,290	6,542	6,507	8,902	8,004	8,943
Planning permission subject to signing of Section 106 agreement	1,795	529	254	983	880	1,005	173	382	370	626	1,092	1,073	1,613	910	1,492	958
Total dwellings	13,433	13,398	12,985	10,022	9,104	7,544	8,379	8,705	9,184	9,303	8,451	9,634	11,066	12,750	13,494	13,405

Map 2: Dwellings with planning permission (including unsigned S106) 1st April 2022, by ward



Source: Bristol Residential Development Survey.
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Table 3: Dwelling completions between 2006 and 2022; Dwellings with planning permission (including unsigned S106) 1st April 2022

Ward 2016	Completions 2006 to 2022	Total not started and under construction 1st April 2022
Ashley	1,707	980
Avonmouth & Lawrence Weston	493	511
Bedminster	1,327	357
Bishopston & Ashley Down	830	34
Bishopsworth	842	101
Brislington East	388	35
Brislington West	670	543
Central	6,198	1,635
Clifton	533	98
Clifton Down	473	96
Cotham	265	29
Easton	499	171
Eastville	841	125
Filwood	475	324
Frome Vale	820	221
Hartcliffe & Withywood	446	36
Henbury & Brentry	537	68
Hengrove & Whitchurch Park	1,297	2,319
Hillfields	363	268
Horfield	617	68
Hotwells & Harbourside	1,378	315
Knowle	218	479
Lawrence Hill	2,569	1,793
Lockleaze	874	697
Redland	300	27
St George Central	562	112
St George Troopers Hill	167	39
St George West	637	36
Southmead	344	291
Southville	970	1,056
Stockwood	285	16
Stoke Bishop	138	12
Westbury-on-Trym & Henleaze	263	31
Windmill Hill	495	482
TOTAL	28,821	13,405

- 1.5 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for a change of use of premises in a range of uses to C3 (residential) use, subject to prior approval. Between 30th May 2013 and 31st March 2022, prior approval for change of use from B1(a) office to C3 residential was given for 126 applications providing approximately 2,473 units (completions and approvals).

Previously Developed Land

- 2.1 In 2021/22, 89.6% of all dwellings completed were on previously developed land (see Table 4). These completion figures include gross units created through dwelling conversions rather than net. The percentage of dwellings completed on previously developed land since 2006 is 91.2%.
- 2.2 Private residential gardens are excluded from the definition of previously developed land (PDL) in Annex 2 of the National Planning Policy Framework (NPPF). This change has resulted in a lower number of housing completions on PDL since 2010/11.

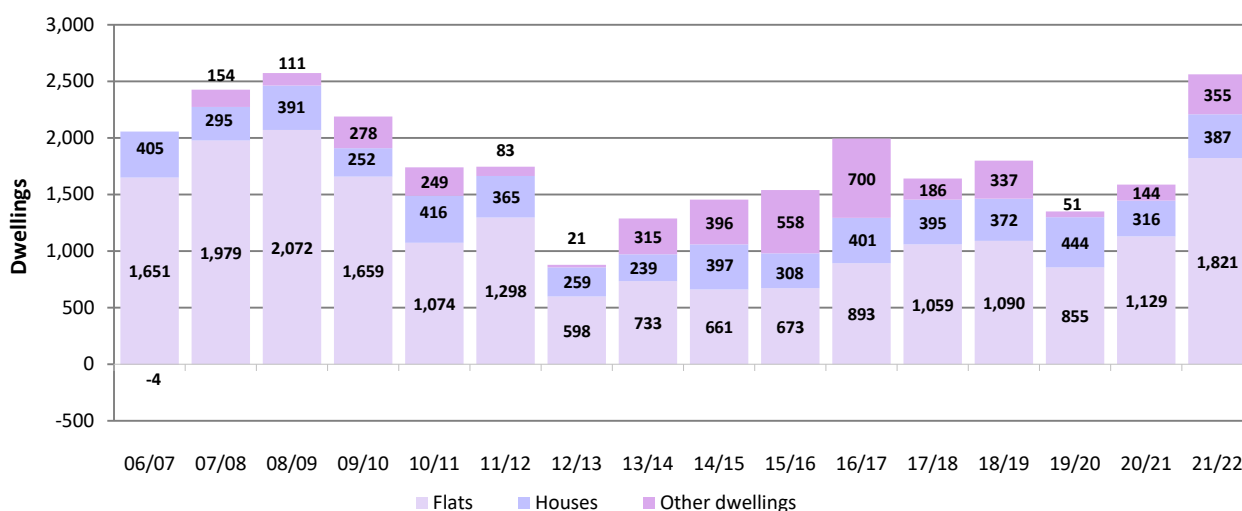
Table 4: Gross new dwellings completed on previously developed land, 2006 – 2022

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	Total 2006 to 2022
Total new dwellings	2,614	2,914	2,972	2,455	1,912	1,962	1,046	1,355	1,552	1,650	2,050	1,687	1,870	1,396	1,731	2,652	31,818
Previously developed land	2,526	2,908	2,914	2,346	1,729	1,779	885	1,169	1,176	1,456	1,900	1,476	1,654	1,145	1,563	2,377	29,003
Greenfield	88	6	58	109	183	183	161	186	376	194	150	211	216	251	168	275	2,815
% on previously developed land	96.6	99.8	98	95.6	90.4	90.7	84.6	86.3	75.8	88.2	92.7	87.5	88.4	82.0	90.3	89.6	91.2

Dwelling Types

- 3.1 Of the 28,821 net dwelling completions between 2006 and 2022 66.8% were flats and maisonettes, 19.6% were houses and bungalows and 13.6% were other units including student units and elderly person carehomes (C2) (see Figure 2). Since 2018/19 student accommodation and elderly person carehomes (C2) are calculated using the formula based on National Planning Practice Guidance (NPPG) and the Housing Delivery Test (refer to definitions below).
- 3.2 The affordable housing completions figure of 474 in 2021/22 has already been reported by the housing delivery team.

Figure 2: Housing completions (net) by dwelling type 2006 to 2022



Definitions:

Major housing – developments of 10 or more dwellings

Small housing – developments of 1 to 9 dwellings

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

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

Gross dwellings – all dwelling completion gains

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

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

Prepared by Research and Monitoring, Strategic City Planning, Economy of Place, November 2022.

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

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

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