

Residential Development Survey 2025: Headlines

This paper reports on planning permissions and completions for residential development in the year 1 April 2024 to 31 March 2025.

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 1).
- This continues to reflect an increasing number of dwellings with planning permissions over the last 5 years in Bristol.
- This differs from the current national position, where it is reported that there has been a downward trend in housing permissions nationally in 2024/25.

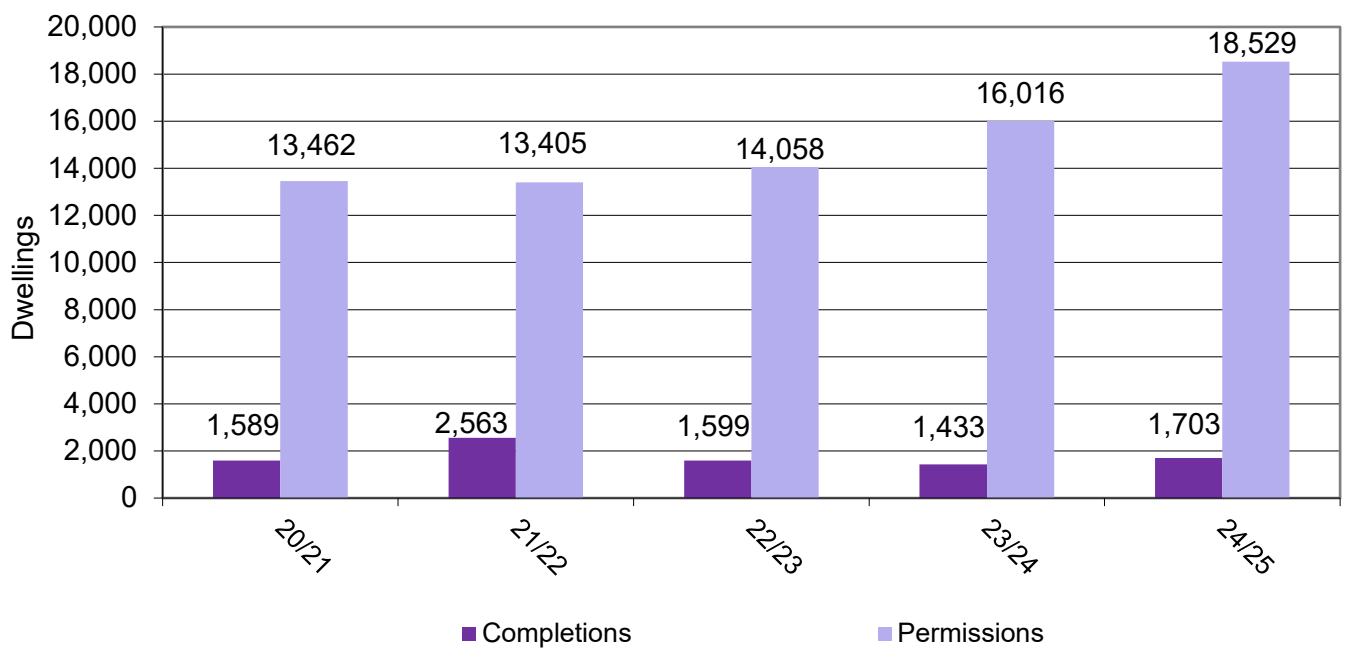
Table 1 - Dwellings with planning permission, 31 March 2021 – 2025

	20/21	21/22	22/23	23/24	24/25
With planning permission, under construction	3,998	3,504	3,040	3,021	5,440
With planning permission, not started ¹	9,496	9,901	11,018	12,995	13,089
Total dwellings	13,494	13,405	14,058	16,016	18,529

- 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 now been completed.

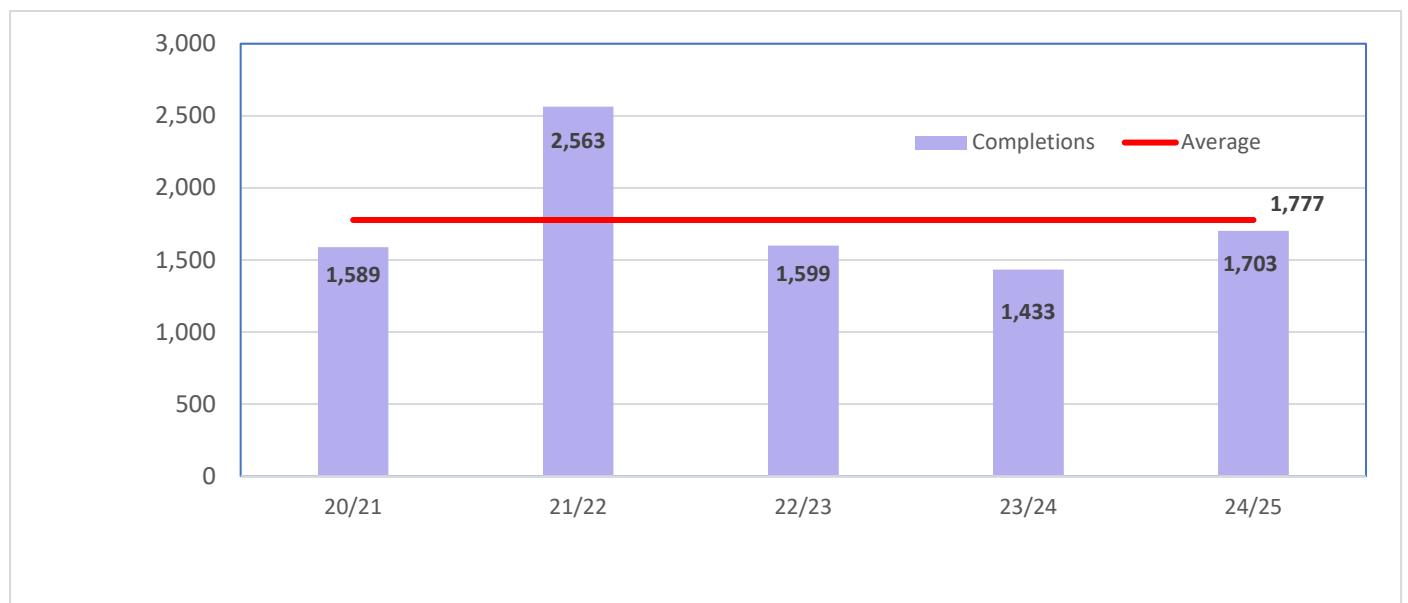
¹ Includes planning permission subject to the signing of a S106 agreement.

Figure 1: Dwellings with planning permission and net completions, 31 March, 2021 - 2025



- Between 1 April 2024 and 31 March 2025, the number of additional net dwellings completed was 1,703 compared to the five year annual average of 1,777 between 2020 and 2025 (see Figure 2).

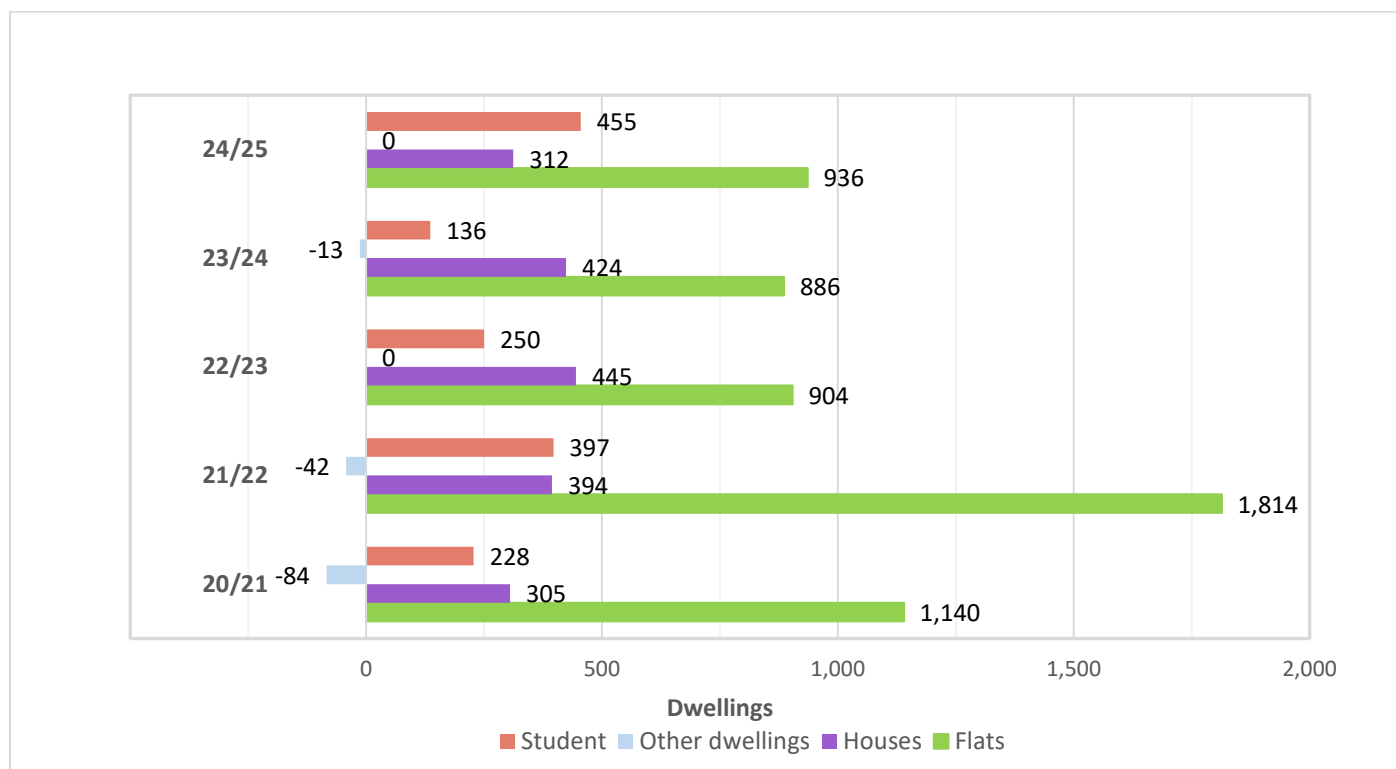
Figure 2: Annual dwelling completions, 2021 – 2025



Dwelling Types

Between 1 April 2020 and 31 March 2025, 93.5% of completions² were on brownfield land. In 2024/25, 1,703 net dwellings were completed. This was comprised of 312 houses, 936 flats, and 455 purpose-built student³ units (see Figure 3).

Figure 3: Housing Completions by Type, 2021 - 2025



² 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)