

Bristol City Council Examination note – Housing trajectory 2024

This note has been prepared by Bristol City Council as part of the examination of the Bristol Local Plan following in response to the Inspectors’ document ***IN7: Action Points following hearing sessions: Weeks 1 and 2.***

This note addresses the following specific action points required by the Inspectors:

- **The Council should provide updated trajectory information which at least identifies the completion data for the first year of the Plan period (2022-2023). If it is possible to update the information further to take account of any more recent monitoring information, then that would also be helpful.**
- **If, in light of the revised trajectory, the Council considers there should be any modifications to the housing requirement, then it should make this clear in the response and draft a main modification to Policy H1 for our consideration.**
- **A schedule identifying all proposed allocations that have planning permission should also be provided with any response. It would be helpful if this schedule could also identify the number of dwellings that have planning permission within each of the Areas of Growth and Regeneration as well.**

1. Updated housing trajectory

Trajectory overview and summary table

1.1 An updated housing trajectory has been prepared based the stock of planning permissions at April 2024. The trajectory also incorporates housing completions for the first two years of the plan period:

Year	Completions
2022/23	1,599
2023/24	1,433
Total	3,032

1.2 Compared to the 2023-based housing trajectory set out in the council’s response statement to the Inspectors’ Matter 2, the trajectory incorporates a new category for capacity that is expected to be delivered beyond the plan period to 2040. This is to reflect the innate uncertainty in relation to some sources of housing supply, particularly in relation to ‘urban potential’ sites that have not been specifically allocated for development or incorporated into a masterplan or regeneration framework.

1.3 This change results in two capacity figures: a deliverable capacity of **35,877 homes** within the plan period (marginally higher than the proposed local plan housing requirement of 34,650 homes), and a total capacity of

41,886 homes which is theoretically developable but not sufficiently certain to rely on at this time.

Source	2022/23-2023/24	Estimated trajectory				Total to 2040	Full capacity
		Years 1-5 (2024/25-2028/29)	Years 6-10 (2029/30-2033/34)	Years 11-16 (2034/35-2039/40)	Beyond plan period (2041+)		
Completions	3,032					3,032	3,032
Development Strategy - Area of growth and regeneration		8,026	5,677	2,349	3,750	16,052	19,802
Planning Permission		6,585	2,964	0	0	9,549	9,549
Development Allocation - Existing		0	593	709	0	1,302	1,302
Development Allocation - Proposed		0	512	605	0	1,117	1,117
Development Strategy - Green Belt allocation		0	409	491	0	900	900
Citywide - small sites windfall		0	1,500	1,800	0	3,300	3,300
Citywide - urban potential		0	0	0	2,259	0	2,259
Citywide - student accommodation		0	284	341	0	625	625
TOTAL	3,032	14,611	11,939	6,295	6,009	35,877	41,886

1.4 There have been the following changes since the 2023-based trajectory:

- **Completions** have been added covering the first two years of the plan period.
- The total capacity of **regeneration areas** remains broadly similar, but a proportion of it is identified as likely to come forward beyond the plan period. Further information is set out in the next section of this note.
- The supply of **planning permissions** outside regeneration areas has increased by around 500 homes. As before, full planning permissions form part of the five year deliverable land supply, but outline permissions without reserved matters approval are assumed to come forward in years 6-10.
- The unconsented capacity of **development allocations** (existing and proposed) has decreased. This reflects the continued grant of planning

permission on these sites. Unconsented capacity in this and most other elements of the trajectory is assumed to come forward on an even spread over years 6-16 of the plan period.

- The figure for **green belt allocations** has decreased by 500. This is because the consented scheme at Longmoor Village now forms a part of the 'planning permissions' figure.
- The annual assumption for **small sites windfall** remains the same, but the total capacity has decreased by 300, reflecting the fact that there is one less year in the estimated trajectory.
- The assumption for **urban potential** has increased marginally, likely due to the lapse of one or more planning permissions, but this entire element is now assumed to come forward beyond the plan period due to its inherent uncertainty.
- The assumption for **student accommodation** remains the same, but has been recalculated using the latest nationally recognised factors (2.4 bedspaces per dwelling, rather than the previous 2.5).

Trajectory breakdown for regeneration areas

1.5 The assessment of capacity and trajectory for regeneration areas takes account of any strategic capacity set out in masterplans and development frameworks (where available) and also the latest information on planning permissions and current planning applications. Each regeneration area has been given a bespoke assessment, but in general:

- Where a strategic capacity has been set out in a masterplan or development framework, the trajectory incorporates at least this amount.
- Where planning permissions and applications exceed any strategic capacity, the trajectory reflects the larger amount.
- Where there is no strategic capacity set out, the trajectory incorporates, instead, an allowance for urban potential.
- The trajectory for each regeneration area has been estimated in a manner consistent with other elements of the wider housing trajectory:
 - Full planning permissions form part of the five year deliverable land supply.
 - Outline permissions without reserved matters approval are assumed to come forward in years 6-10.
 - Remaining strategic capacity is assumed to come forward on an even spread over years 6-16 of the plan period, unless there are specific reasons to believe that it will come forward to beyond the plan period.
 - Urban potential is assumed to come forward beyond the plan period.

Area of growth and regeneration	Estimated trajectory				Total to 2040	Full capacity
	Years 1-5 (2024/25-2028/29)	Years 6-10 (2029/30-2033/34)	Years 11-16 (2034/35-2039/40)	Beyond plan period (2041+)		
DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City	1622	1041	130	0	2793	2793
DS2: Bristol Temple Quarter	2920	736	0	0	3656	3656
DS3: St. Philip's Marsh	659	575	690	575	1924	2499
DS4: Western Harbour	320	0	0	750	320	1070
DS5: Frome Gateway	0	809	399	0	1208	1208
DS6: Lawrence Hill	54	455	0	740	509	1249
DS7: Central Fishponds	210	53	0	869	263	1132
DS8: Central Bedminster	1169	1776	1081	316	4026	4342
DS9: Brislington	160	64	0	333	224	557
DS13: Lockleaze	769	60	0	167	829	996
DS14: Central Southmead	143	108	49	0	300	300
TOTAL	8026	5677	2349	3750	16052	19802

1.6 The position for each regeneration area can be summarised as follows:

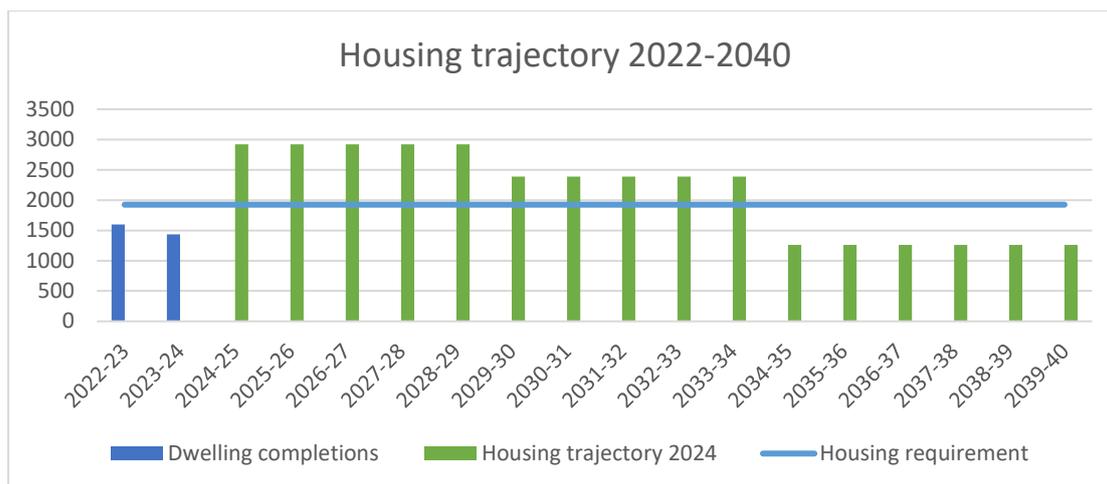
- **DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City:** Planning permissions / applications are now approaching the strategic capacity set out in the relevant framework.
- **DS2: Bristol Temple Quarter:** Permissions / applications have exceeded the strategic capacity set out in the relevant framework.
- **DS3: St. Philip's Marsh:** Permissions / applications have not yet reached the strategic capacity set out in the relevant framework. The strategic capacity has been adjusted to reflect the middle of three capacity scenarios that are now set out in the framework (4,500 homes). A deduction of 2,000 homes has been made to reflect the fact that parts of the area defined as ‘St. Philip’s Marsh’ in the framework fall within the policy DS2 area (Silverthorne Lane and Temple Island). The phasing of the development set out in the framework is to 2045, and as such a proportion of the capacity has been moved to beyond the plan period.
- **DS4: Western Harbour:** A recent masterplan consultation has set out a potential strategic capacity of 750-1,200 homes. However, due to the early stage of masterplan development and the significant site preparation works required to realise it, a cautious approach has been

taken and the strategic capacity has been assumed to come forward beyond the plan period. Permissions / applications outside the masterplan area remain deliverable within the plan period.

- **DS5: Frome Gateway:** Permissions / applications have not yet reached the strategic capacity set out in the relevant framework.
- **DS6: Lawrence Hill:** There is no framework currently in place. The capacity represents a combination of permissions / applications and 'baseline' urban potential with an uplift to density. The urban potential assessment identified a higher potential capacity in this area associated with the theoretical potential for larger-scale regeneration (notably the reconfiguration of the Lawrence Hill Roundabout) but, as set out in the local plan, this theoretical capacity has not been included at this time.
- **DS7: Central Fishponds:** There is no framework currently in place. The capacity represents a combination of permissions / applications and urban potential. The council is aware of proposals for a larger number of homes in this area, but these have not yet been progressed to planning application stage.
- **DS8: Central Bedminster:** The capacity is a combination of three sub-areas, each with their own bespoke assessment:
 - Within the Bedminster Green framework area, permissions / applications have exceeded the strategic capacity.
 - Within the Whitehouse Street framework area, permissions / applications have not yet reached the strategic capacity.
 - Elsewhere in the regeneration area, the capacity represents a combination of permissions / applications and urban potential.
- **DS9: Brislington:** There is no framework currently in place. The capacity represents a combination of permissions / applications and urban potential.
- **DS13: Lockleaze:** There is no framework currently in place. The capacity represents a combination of permissions / applications and urban potential.
- **DS14: Central Southmead:** Permissions / applications have not yet reached the strategic capacity.

Updated trajectory charts

1.7 The updated 2024-based housing trajectory also updates the trajectory charts previously set out in the council's response statement to the Inspectors' Matter 2:



Conclusion on housing requirement

1.8 The updated 2024-based housing trajectory has significantly closed the gap between the developable capacity within the plan period and the proposed local plan housing requirement of **1,925 homes per year** (34,600 homes over the plan period). The gap between the deliverable capacity of 35,877 homes and the housing requirement is now a marginal gap of around **3.5%**.

1.9 The updated trajectory charts show that delivery has been below the proposed requirement for the last couple of years, and that a significant upswing in delivery is required if the proposed requirement is to be realised over the course of the plan period.

1.10 In its response statement to the Inspectors’ Matter 2 the council stated that the proposed housing requirement of 1,925 homes per year is an ambitious requirement that is at its highest ever level. The NPPF advises that plans should be prepared positively, in a way that is aspirational but deliverable. The housing requirement of 1,925 per year is aspirational but deliverable.

1.11 In light of the above, the 3.5% gap between the developable capacity within the plan period and the proposed housing requirement is considered to be an appropriate margin of error to allow for some non-delivery, without indicating any need to change the proposed housing requirement.

Conclusion on five year deliverable housing supply

1.12 This section updates the position set out in the council's response statement to the Inspectors' Matter 18.

1.13 Under the new standard method (2024 calculation) the council's 5-year housing need is **14,930 homes**. If the local plan is adopted with the proposed housing requirement of 1,925 homes a year, the 5-year housing requirement becomes **9,625 homes** (64% of housing need):

	per annum	5 years
Deliverable land supply		14611
Standard Method Housing Need	2986	14930
Local Plan Housing Requirement	1925	9625
% of need met by requirement (NPPF para. 78c)	64%	

1.14 Based on the deliverable land supply identified in the updated 24-based trajectory, Bristol cannot demonstrate a 5-year supply compared to its full housing need figure. Because Bristol's 2023 Housing Delivery Test result was 75%, paragraph 78(b) of the current NPPF (December 2024) imposes a further 20% buffer on top of Bristol's 5-year housing need:

5 year local housing need	14930
With 20% buffer	17916
Deliverable land supply	14611
5YHLS calculation	4.08 yrs

1.15 If the local plan is adopted with the proposed housing requirement of 1,925 homes per year, Bristol will initially have a deliverable housing land supply of **7.59 years**. However, because the proposed housing requirement is less than 80% of housing need, paragraph 78(c) of the current NPPF (December 2024) will impose a 20% buffer from 1 July 2026. At this point Bristol would have a deliverable land supply of **6.33 years**, based on current figures.

5 year local housing requirement	9625
With 20% buffer	11550
Deliverable land supply	14611
5YHLS calculation (to June 2026)	7.59 yrs
5YHLS calculation (from July 2026)	6.33 yrs

2. Development allocations and regeneration areas with planning permission

2.1 Incorporating planning permissions at April 2024 (as recorded in the Residential Development Survey) and more recent planning permissions identified as part of the updated trajectory, the number of homes with planning permission in each regeneration area (including those granted subject to the signing of a Section 106 agreement) is as follows (including appropriate allowances for student accommodation and co-living):

Site Ref.	Name	Capacity to 2040	Homes with permission
DS1A	Bristol City Centre – Broadmead, Castle Park and the Old City	2,793	2,535
DS2	Bristol Temple Quarter	3,656	2,920
DS3	St. Philip's Marsh	1,924	1,234
DS4	Western Harbour	320	320
DS5	Frome Gateway	1,208	0
DS6	Lawrence Hill	509	54
DS7	Central Fishponds	263	263
DS8	Central Bedminster	4,026	1,689
DS9	Brislington	224	204
DS13	Lockleaze	829	829
DS14	Central Southmead	300	143

2.2 With regard to the development allocations (existing and proposed), the permissions as at April 2024 and completions since 2006 are as follows:

Site Ref.	Name	Allocated capacity	Relevant permissions and completions (Residential Development Survey 2024)
BDA0103	Land at Cheltenham Road / Bath Buildings, Montpelier	20	
BDA0105	Land to the rear of 64-68 Stokes Croft, St. Paul's	10	
BDA0302	Land to West of Ashton Gate Stadium, Marsh Road / Winterstoke Road	125	PERMISSIONS: 21/03165/F - 125 homes - Land To The West Of Ashton Gate Stadium Ashton Road Bristol BS3 2EJ
BDA0304	1-25 Bedminster Down Road, Parson Street	20	
BDA0305	233-237 West Street, Bedminster	20	
BDA0401	Land at Gloucester Road / Merton Road, Horfield	100	
BDA0601	Land at Latimer Close, Brislington	19	
BDA0702	Land at Marmalade Lane (south), Brislington	40	
BDA0703	Land at Marmalade Lane (north), Brislington	15	
BDA0801	The Grove & Prince Street Car Park, Harbourside	-	
BDA0802	Redcliffe Way	-	PERMISSIONS: 18/06722/F - 45 homes - Redcliff Wharf (Redcliffe Wharf) Redcliffe Way Bristol BS1 6SR
BDA0901	2-16 Clifton Down Road	10	

BDA1001	Land west of Hampton Lane, Clifton Down	10	<p>PERMISSIONS: 20/01032/F - 2 homes - 85 Whiteladies Road Bristol BS8 2NT 22/04943/F - 2 homes - 83 Whiteladies Road Bristol BS8 2NT 21/04560/F - 2 homes - Hampton Lane Garage Hampton Lane Bristol BS6 6LE</p> <p>COMPLETIONS SINCE 2006: 12/04213/F - 1 home - Upper Floors 83 Whiteladies Road Bristol BS8 2NT 13/02241/F - 3 homes - Land To The Rear Of 91 & 93 Whiteladies Road Hampton Lane Bristol BS8 2NT 18/00508/F - 4 homes - Land To Rear Of 103 Whiteladies Road Bristol BS8</p>
BDA1002	Land at Whiteladies Gate, Clifton Down	10	
BDA1003	Land adjacent Alma Vale Road and Alma Court	10	
BDA1004	Barley House, Oakfield Grove	20	
BDA1101	Land at Gibson Road	10	<p>PERMISSIONS: 20/04208/F - 1 home - 38 Sydenham Road Cotham Bristol BS6 5SJ</p> <p>COMPLETIONS SINCE 2006: 06/04131/F - 1 home - 36 Gibson Road Cotham Bristol 09/03122/F - 1 home - Land To Rear Of 60 Arley Hill Bristol BS6 5PP 11/02480/F - 1 home - 60 Arley Hill Bristol BS6 5PP 15/05753/F - 1 home - Land to rear off 30 Sydenham Road Cotham Bristol BS6 5SJ 19/05371/F - 2 homes - 50 Gibson Road Bristol BS6 5SG 21/02450/F - 1 home - Land To Rear Of 34 Arley Hill Bristol BS6 5PR 21/02672/F - 2 homes - Land And Buildings On The South West Side Of Gibson Road Bristol BS6 5SG</p>

BDA1102	Land at Sydenham Lane	10	<p>PERMISSIONS: None</p> <p>COMPLETIONS SINCE 2006: 01/00089/F - 2 homes - 18 Arley Hill Cotham Bristol BS6 5PS 03/02634/F - 1 home - 15 Sydenham Road Cotham Bristol BS6 5SH 06/03286/F - 1 home - Land To Rear Of 15 Sydenham Road Cotham Bristol BS6 5SH 07/04756/F - 1 home - R/O 145 Cheltenham Road Bristol BS6 5RR 08/02552/F - 2 homes -Land To The Rear Of 16 & 17 Sydenham Road Cotham Bristol BS6 5SH 09/01780/F - (-1) home - 13 Sydenham Road Cotham Bristol BS6 5SH 10/04331/F - 2 homes - 16 Sydenham Lane Bristol BS6 5SQ (coach hse complete) and 14 Sydenham Rd (new bsment flat) (shared access from Sydenham La) 12/00958/F - 1 home - R/O 20 Arley Hill Bristol BS6 5PS 12/04674/F - 1 home - Rear Of 147 Cheltenham Road Bristol 13/02978/F - 1 home - Land To Rear Of 18 Sydenham Road Cotham Bristol BS6 5SH 13/03323/F - 1 home - Land To The R/o 8 Sydenham Road Cotham Bristol 13/04675/F - 1 home - 14 Sydenham Lane Bristol BS6 5SQ 15/02172/F - 1 home - Plot To Rear Of 13 Sydenham Road & Accessed From Sydenham Lane Bristol 15/02610/F - 1 home - R/O 12 Arley Hill Bristol BS6 5PS 15/05462/F - 1 home - Vacant plot at 20 Sydenham Lane Bristol BS6 5SQ 17/00903/F - (-1) home - Basement Flat 13 Sydenham Road Cotham Bristol BS6 5SH 17/04609/F - 4 homes - Rear of 6 Sydenham Road Cotham Bristol BS6 5SH</p>
BDA1201	16-20 Fishponds Road, Easton	20	<p>COMPLETIONS SINCE 2006: 06/04902/F - 2 homes - 4 - 14 Fishponds Road Eastville Bristol BS5 6SA 09/03069/F - 2 homes - First Floor 4-14 Fishponds Road Eastville Bristol BS5 6SA</p>
BDA1301	Stapleton Cricket Club	50	
BDA1302	Land south of Rose Green Close, Eastville	50	
BDA1303	Land at Hendys Yard, Lower Grove Road	15	
BDA1304	Land to the rear of Rose Green Road, Eastville	10	
BDA1305	525 Stapleton Road, Fishponds	18	

BDA1401	Previously developed land at Hartcliff Way, Bedminster	55	
BDA1402	Previously developed land to the west of Redford House, Nover's Hill	35	
BDA1501	Land at College Road, Fishponds	20	
BDA1601	Land to the rear of 96 Church Road/ Orchard Drive, Bishopsworth	25	
BDA1702	14 Wyck Beck Road, Brentry	15	
BDA1901	Land at the corner of Lodge Causeway / Berkeley Road, Fishponds	17	
BDA2001	3 Kelston Road	25	
BDA2002	272-276 and 290-298 Southmead Road	10	
BDA2101	94-96 & 119 Cumberland Road, Spike Island	35	
BDA2102	Maritime Heritage Centre Public Car Park, Gas Ferry Road	-	
BDA2301	Land to the south of Warwick Road / Oxford Place, Easton	25	PERMISSIONS: 22/03334/P - 6 homes - 262 Stapleton Road Easton Bristol BS5 0NP
BDA2302	Former Barton Hill Nursery School, Queen Ann Road, St Philips	12	
BDA2401	Bridge Farm, Land at South Hayes, Lockleaze	15	

BDA2501	33 Zetland Road,	10	
BDA2502	Land at Cossins Road, Redland	12	
BDA2601	Land at Two Mile Hill Road / Charlton Road, St George	40	
BDA2602	81-83 Two Mile Hill Road, St George	25	COMPLETIONS SINCE 2006: 06/05171/P - 18 homes - 87 Two Mile Hill Road Bristol BS15 1BL
BDA2603	Land at Two Mile Hill Road / Waters Road, St George	28	
BDA2605	Land at Broad Road / Lodge Road, St George	15	
BDA2702	Land at corner of Bryants Hill and Furber Road, St George	16	
BDA2703	Land at Nags Head Hill, St George	10	
BDA2801	Land to the south of Blackswarth Road, Avonview	75	
BDA2802	Part of Soaphouse Industrial Estate, Howard St	20	
BDA2803	222-232 Church Road, St. George	10	
BDA2901	Land at Lanercost Road	35	
BDA2902	Works at Felstead Rd	10	
BDA3002	1-7 Smyth Road, Southville	15	

BDA3101	Greville EPH, Lacey Road, Stockwood	25	PERMISSIONS: 21/05859/FB - 26 homes - Former Greville Elderly Persons Home Lacey Road Bristol BS14 8LN COMPLETIONS SINCE 2006: 20/00387/N - (-25) homes - Greville Elderly Persons Home Lacey Road Bristol BS14 8LN
BDA3201	Land at Sanctuary Gardens, Sneyd Park	20	
BDA3301	Former St Ursula's Academy, Brecon Road, Westbury-on-Trym	35	
BDA3401	122 Bath Road, Totterdown, Bristol	20	PERMISSIONS: 21/04096/F - 31 homes - 122 Bath Road Totterdown Bristol BS4 3ED
BSA0103	Land to the west and south-west of Deering Close, Lawrence Weston	20	
BSA0111	Land off Ermine Way, Shirehampton	10	
BSA0212	19-21 Pen Park Road, Southmead	15	
BSA0302	Coombe House Elderly Persons' Home, Westbury-on-Trym	15	COMPLETIONS SINCE 2006: 19/00043/N - (-17) homes - 321 Canford Lane Bristol BS9 3PJ
BSA0404	BT Depot, Filton Road, Horfield	60	
BSA0502	Glenside Campus, Blackberry Hill, Fishponds	300	
BSA0513	Garage site, Woodland Way, Chester Park / Hillfields	10	
BSA0906	Car Sales site at 62-74 Bell Hill Road, St George	10	COMPLETIONS SINCE 2006: 12/05155/F - 1 dwelling - 72 Bell Hill Road Bristol BS5 7LU 12/05154/F - 1 dwelling - 74 Bell Hill Road Bristol BS5 7LU

BSA0907	47 - 49 Summerhill Road, St George	10	PERMISSIONS: 21/06918/F - 14 dwellings - 47 - 49 Summerhill Road Bristol BS5 8HQ
BSA1011	Site adjacent to Holy Cross Church, Dean Lane, Bedminster	10	
BSA1101	Bath Road Open Space (west of Totterdown Bridge), Totterdown	40	
BSA1103	Red Lion Works, Greenleaze Road / Wells Road, Knowle Park	30	
BSA1108A	Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane	60	
BSA1109	Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court.	430	
BSA1115	Former Florence Brown school, west of Leinster Avenue	85	PERMISSIONS: 20/03297/F - 71 dwellings - Land Between Leinster Avenue And Novers Road Bristol Remainder of site developed for non-resi
BSA1116	Open spaces either side of Inns Court Drive	70	
BSA1118	Broad Plain House and associated land, Broadbury Road	50	PERMISSIONS: 21/00816/F - 47 dwellings - Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT
BSA1120	Land and buildings between 2 to 20 Filwood Broadway	20	PERMISSIONS: 22/03536/FB - 30 dwellings - 18 - 20 And Land To Rear Of Filwood Broadway Bristol BS4 1JN
BSA1122	Sports court and former swimming pool site on the north-east corner of the Filwood Broadway and Cre*	35	

BSA1123	Filwood Library and adjoining land, Filwood Broadway	10	
BSA1207	493-499 Bath Road, Kensington Park, nr Arno's Vale	85	
BSA1305	Land to the north-west of Vale Lane, Bedminster Down	-	
BSA1402	Former New Fosseway School, Hengrove	175	PERMISSIONS: 22/01199/PB - 70 homes - Former School Site New Fosseway Road Bristol BS14 9LN
SA101	Wapping Wharf, Wapping Road	600	PERMISSIONS 04/04126/P - 61 dwellings - Land At Wapping Wharf Wapping Road Bristol 19/01908/M - 83 dwellings - Land At Wapping Wharf Wapping Road Bristol BS1 4RH (Block G) COMPLETIONS SINCE 2006 04/04126/P - 194 dwellings - Land At Wapping Wharf Wapping Road Bristol 14/04746/M - 256 dwellings - Wapping Wharf D, E Wapping Road Bristol BS1 5RN
SA102	Waterfront Site, Millennium Square	-	
SA202	Land to the west of Lodge Street	20	
SA301	55-59 St. Michael's Hill	15	
SA403	Old Seaman's Chapel, Royal Oak Avenue	-	
SA404	Gap site, 16 Narrow Quay	-	
SA501	Lakota Nightclub / Former Coroner's Court, Upper York Street / Backfields	60	PERMISSIONS: 19/00066/F - 46 dwellings - 6 Upper York Street Bristol BS2 8QN
SA506	97-101 Stokes Croft	20	
SA507	27-33 Jamaica Street	5	

SA509	Land at Wilder Street / Argyle Road	30	PERMISSIONS: 15/06172/F - 10 dwellings - 54 - 56 Brigstocke Road Bristol BS2 8TY COMPLETIONS SINCE 2006: 14/00929/F - 14 dwellings - Car Park Corner Of Wilder Street Brunswick Street St Pauls Bristol BS2 8QU
SA510	Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside	250	PERMISSIONS: 22/01736/F - 358 dwellings - Land Surrounding Dove Lane St Pauls Bristol BS2 9JE COMPLETIONS SINCE 2006: 04/04668/F - (-1) dwelling - English Corrugating Paper Co Ltd Cheapside Bristol BS2 9HN 08/00132/DM - (-8) dwellings - 1,3,5,7,9,11,13,15 Ervine Terrace, Bristol, BS2 9HW
SA511	F C Hammonds 13-17 Dove Lane St Pauls	5	
SA512	109 - 119 Newfoundland Road	-	
SA608	Land and buildings at Victoria Street / Temple Street	-	COMPLETIONS SINCE 2006: 14/00366/COU - 152 dwellings - Norfolk House Temple Street Redcliff Bristol BS1 6EN
SA610	Railway cutting, Lower Guinea Street	-	
SA612	The Bell and adjoining buildings, Prewett Street	15	PERMISSIONS: 19/01319/P - 32 dwellings - The Former Bell Public House 7 Prewett Street Bristol BS1 6PB

