

Residential Development Survey 2024: Headlines

This paper reports on planning permissions and completions for residential development in the year 1 April 2023 to 31 March 2024.

Permissions and new homes

- The number of dwellings with planning permission on 31 March 2024 was **16,016**, which is an increase of 1,958 dwellings compared to 14,058 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 between June 2023 and June 2024.

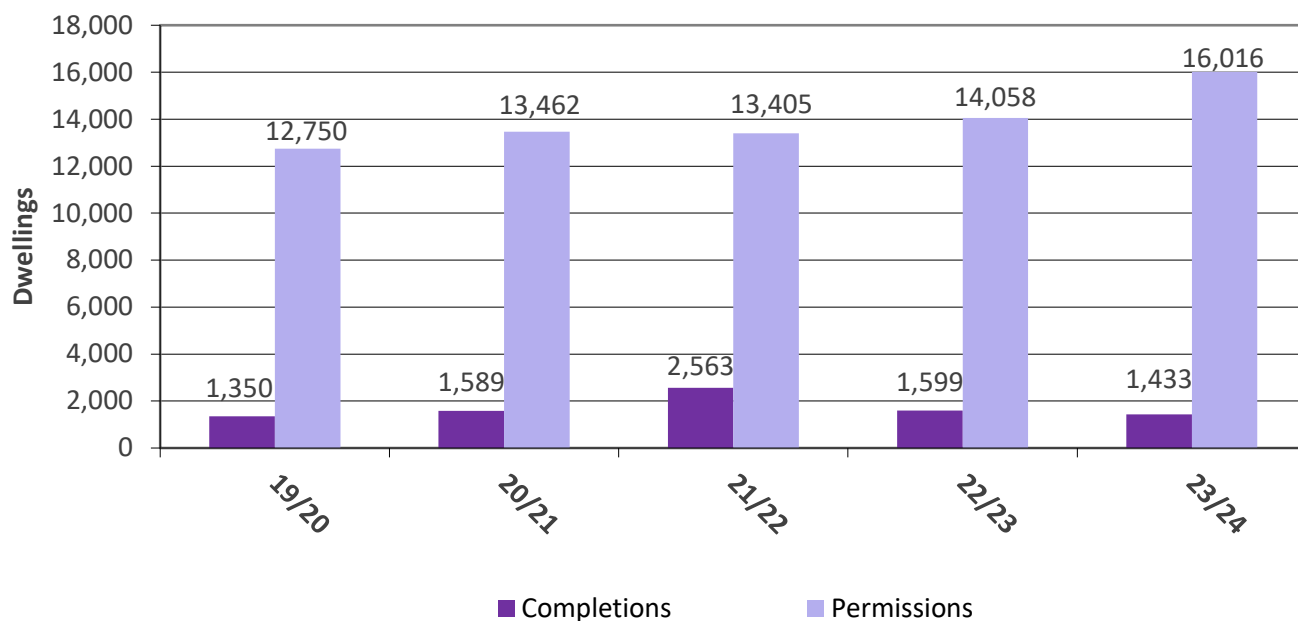
Table 1 - Dwellings with planning permission, 31 March 2020 - 2024

	19/20	20/21	21/22	22/23	23/24
With planning permission, under construction	2,938	3,998	3,504	3,040	3,021
With planning permission, not started ¹	9,812	9,496	9,901	11,018	12,995
Total dwellings	12,750	13,494	13,405	14,058	16,016

- 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 **31,853** new dwellings have now been completed.

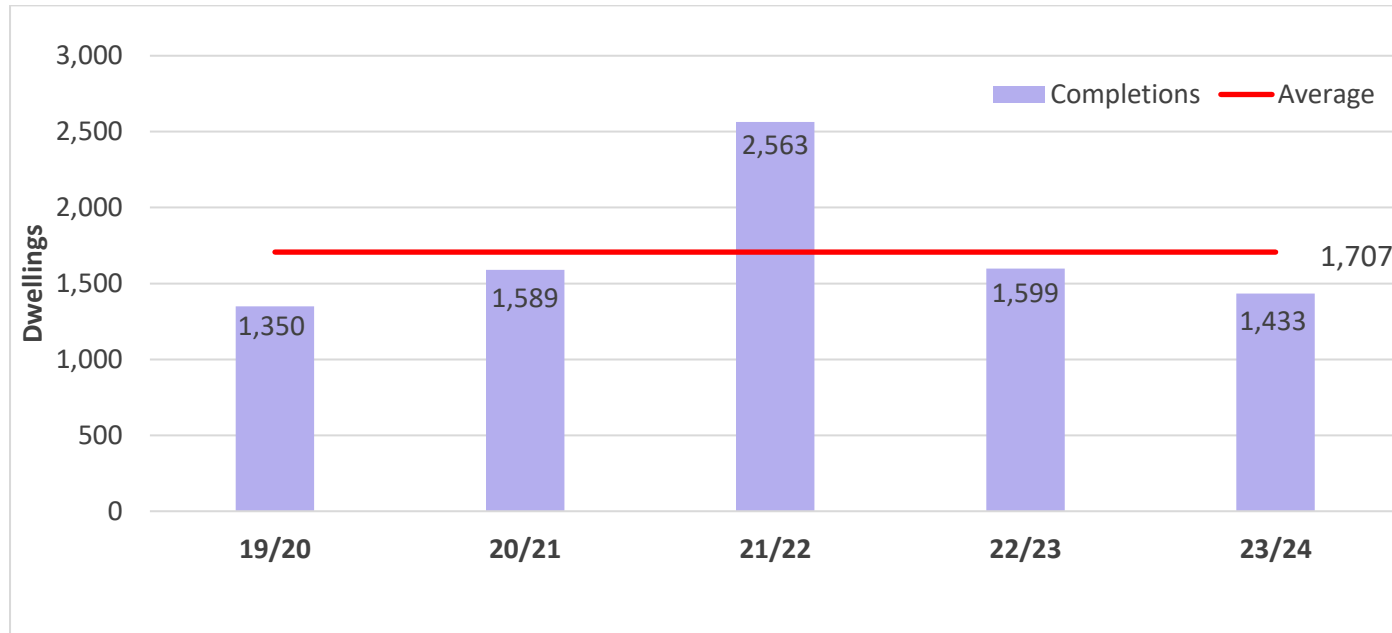
¹ Includes planning permission subject to the signing of a S106 agreement.

Figure 1: Dwellings with planning permission and net completions, 31 March, 2020 - 2024



- Between 1 April 2023 and 31 March 2024, the number of additional net dwellings completed was 1,433 compared to the five year annual average of 1,707 between 2020 and 2024 (see Figure 2).

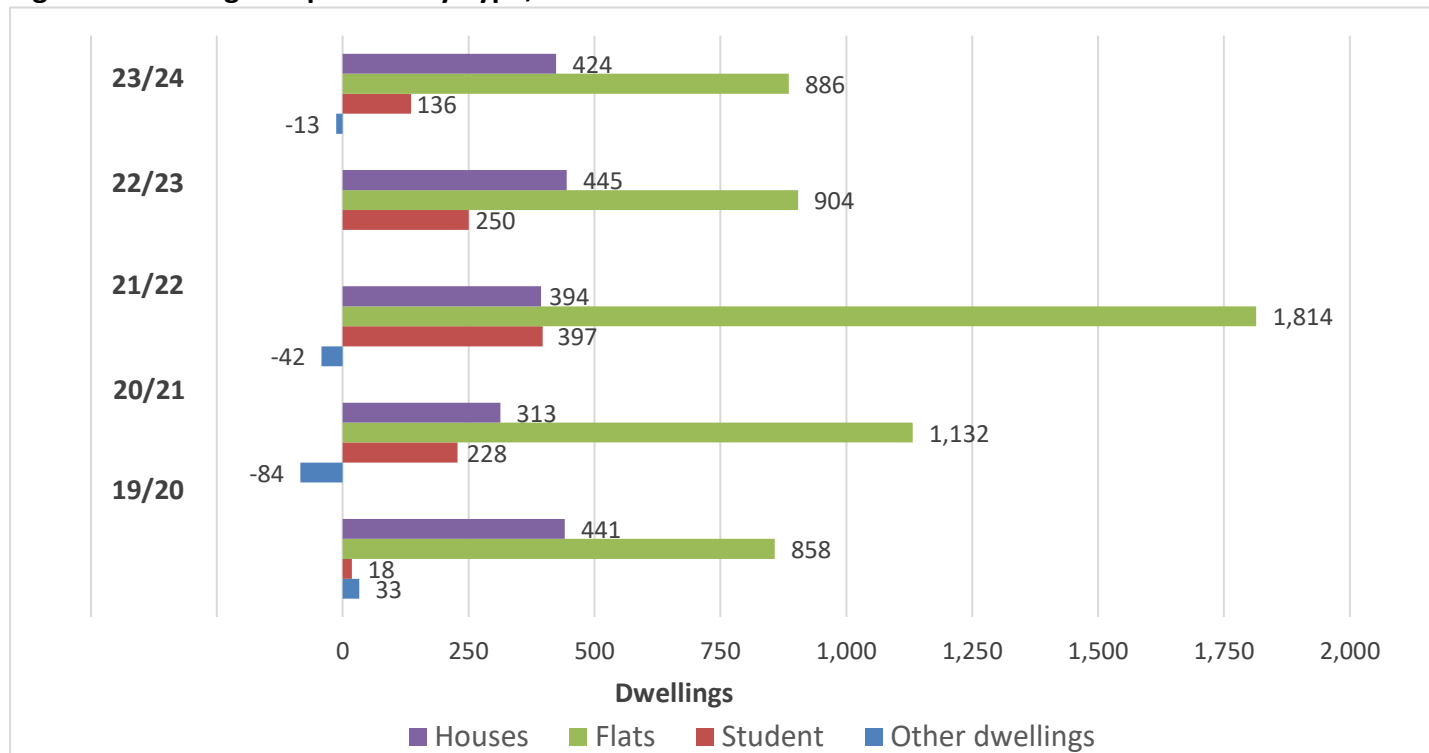
Figure 2: Annual dwelling completions, 2020 – 2024



Dwelling Types

Between 1 April 2019 and 31 March 2024, 86% of completions² were on brownfield land. In 2023/24, 1,433 net dwellings were completed. This was comprised of 424 houses, 886 flats, and 136 purpose-built student³ units (see Figure 3).

Figure 3: Housing Completions by Type, 2020-2024



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)