

Briefing on Bristol Local Plan Review consultation

March 2019

Turley

Consultation on the Bristol Local Plan Review, March 2019, is now live and will run until 24 May 2019¹. This consultation follows that held in Spring 2018.

This more advanced iteration (but not yet a full draft plan) comprises documents containing details of the council's approach to strategic growth areas, details of proposed land use allocations, and additional and revised draft policies on key matters of detail; including, as anticipated, a greater focus on the creation of sustainable communities and climate change.

We have summarised below some 'stand out' points from over 600 pages of consultation documentation².

Strategic Growth

33,500 homes are proposed to be delivered in the city by 2036, with an aspiration to significantly exceed this figure (Draft Policy H1).

Central Bristol

At least **11,500** new homes.

Mixed-use growth and regeneration in:

- Bristol Temple Quarter (Draft Policy DS2)
- St. Philip's Marsh (Draft Policy DS3)
- Western Harbour (Draft Policy DS4)
- Frome Gateway (Draft Policy DS5)
- Broadmead and St. James' Barton

South Bristol

At least **11,000** new homes.

Mixed-use growth and regeneration in:

- Central Bedminster (Draft Policy DS8)
- Brislington (Draft Policy DS9)
- Hengrove Park and Hartcliffe Campus
- Knowle West
- Southwest Bristol (Draft Policy DS11)
- Bath Road, Brislington (Draft Policy DS12)

East Bristol

At least **5,000** new homes.

Mixed-use growth and regeneration in:

- Lawrence Hill (Draft Policy DS6)
- Central Fishponds (Draft Policy DS7)

North Bristol

At least **6,000** new homes.

Growth and regeneration in:

- Lockleaze (Draft Policy DS13)
- Central Southmead (Draft Policy DS14)

¹ The council currently anticipates publication in November 2019, and adoption at the end of December 2020.

² These summaries do not reflect the entirety of the emerging policy context or Plan – please contact Turley for further assistance.

City centre

- High quality new homes, offices, flexible workspace, and improved transport connectivity are supported, along with continued improvement of regeneration areas including Redcliffe, Harbourside, and at city centre gateways (including the strategic growth locations identified above);
- Recognition that the city centre has a regional focus alongside being a 'global city', whilst also acknowledging the importance of smaller shops, workspaces, cultural and community uses;
- Appreciation of the importance of Bristol's heritage, maritime industries and water-related activities;
- Provision of 'agent of change' measures to safeguard music and cultural venues;
- Continuing consolidation and expansion of the University of Bristol and Bristol Royal Infirmary sites.

Homes

- **Housing mix:** support for providing a mix of housing to help support the creation of mixed, balanced and inclusive communities (Draft Policy H4);
- Policy support for self-build, custom build and community led housing, including identified locations in Eastville, Fishponds, Stapleton and St. George (Draft Policy H5);
- **Affordable housing (general):** once adopted, Joint Spatial Plan Policy 3 is proposed to become the Development Plan policy for affordable housing in Bristol (i.e. potentially a minimum target of 35% affordable housing to be delivered on site). Until then, affordable housing will continue to be sought in line with existing policies BCS17 and DM3, supported by the council's Affordable Housing Practice Note (Draft Policy H1);
- **Green Belt, and allocations:** amendments to the Green Belt to reflect changed character, such as changes arising from the new MetroBus route and the South Bristol Link (Colliter's Way), and new allocations at: Land at Ashton Gate (500 homes); Land at Yew Tree Farm, Bridgwater Road (200 homes); Land adjacent to Elsbet Drive, Bishopsworth (150 homes); Bath Road, Brislington New Neighbourhood. 40% of the new homes to be affordable, and 5% community-led / self-build (Draft Policies DS10, DS11, DS12);
- Redevelopment of previously developed sites in the remaining Green Belt encouraged where it contributes to delivery of affordable homes and provided that the proposals would not substantially harm the openness of the Green Belt;

- **Student accommodation:** a proportion of student accommodation is identified for on-campus locations, and some major growth areas (e.g. Temple Quarter, St. Philips Marsh, Bristol Shopping Quarter, Frome Gateway, Central Bedminster, Western Harbour), or as supported by Neighbourhood Development Plans. In other locations the focus includes, but is not limited to, meeting a demonstrable need, having the support of Bristol University, avoiding concentrations of student accommodation, avoiding areas of primarily residential context, and in commercial areas not exceeding guideline thresholds. Affordable housing / affordable student housing provision will be sought (Draft Policy H7);
- **Older peoples' & specialist housing:** support for a range of older peoples' and specialist needs housing options. Specialist older peoples' housing developments comprising 60 dwellings or more are expected to provide a minimum of 10% affordable specialist older peoples' housing delivered on-site (Draft Policy H8).

Density

- Efficient use of land and optimising densities across the city (in accordance with the adopted Urban Living SPD) and more intensive development in the city centre, Temple Quarter, St. Philips Marsh, other growth areas, within town and district centres, and close to major public routes and transport corridors (Draft Policy UL1);
- Support for tall buildings in appropriate locations (Draft Policy DC2);
- Minimum net density of 50dph for residential development, and suggested higher minimum densities indicated for different types of urban areas (Draft Policy UL2);
- Application of Nationally Described Space Standards, and consideration of 'liveability' (Draft Policy DC1);
- Allowing innovation and change whilst contributing to local distinctiveness and character (Draft Policy DC3).

Open space

- Proposed Local Green Space, and Reserved Open Space designations (Draft Policies GI1 and GI2).

Economy

- Social and community cohesion is to be supported through new development; for example, in terms of reducing severance, and by contributing to enabling access to employment, facilitating skills development and supporting employment initiatives (Draft Policy E1);
- Adopted policies BCS8, DM12 and DM13 relating to employment sites are not proposed for retention;
- In addition to retention of existing strategic employment areas as specified (such as Avonmouth), and employment proposals as indicated in relation to strategic growth areas, 35 Industry and Distribution Areas are proposed/ reserved for industrial, distribution and related uses (Draft Policy E4);
- Additional sites to be allocated for business and warehousing development at growth and regeneration areas and other locations, including: Avonmouth (four locations (Draft Policy E5)); Western Drive, Hengrove; Glenfrome Road, Eastville (Draft Policy E2);
- Provision for new workspace as part of mixed-use developments where redevelopment of vacant and underused office and industrial land is proposed (Draft Policy E7).

Digital connectivity

- Superfast broadband is expected as a minimum in all new development, and full fibre connections where available. Submission of Connectivity Statements will be sought as part of planning applications (Draft Policy E8).

Energy & Climate Change

- Significant policy focus on climate change mitigation and adaptation, working towards carbon zero, and addressing matters such as: energy efficiency (with reference to named percentage reductions in regulated CO2 emissions), renewables, low carbon energy supply systems, connection to low carbon heat networks, feasibility of creation of new networks (for more than 100 homes, or 10,000 sq m floorspace) efficient use of natural resources in buildings, and an approach to meeting any outstanding reduction in residual emissions through carbon offsetting (financial contributions or near-site provision);
- BREEAM 'Excellent' expected for major non-residential development. BREEAM for Communities 'Excellent' expected on schemes consisting of more than 200 residential units;
- Sustainability Statements, including Energy Statements and Strategies will be required to support planning applications.

(Draft Policies CCS1-CCS4).

Parking

- Amount, design and management of proposed car parking provision to be based on consideration of specified criteria, of which the standards set out in the existing Policy DM23 and associated Parking Standards Schedule, Annex 2, are one consideration (i.e. minimum provision for cycle parking and parking for disabled people, and maximum car parking standards) (Draft Policy T3);
- Minimum staff cycle parking for B1 offices increased to 1 space per 50 sq m (Draft Policy T4);
- Provision of infrastructure for electric and other low emission vehicles are set out for schemes of different types and scale, including individual dwellings as well as major schemes (Draft Policy T5);
- Purpose built student accommodation to be car free (Draft Policy H7).

For more information please contact



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