



Bristol Neighbourhood Planning Network

19 April 2012

Implementation of Mixed and Balanced Communities (Housing mix)





National Policy Position

- Guidance on housing mix set out in National Planning Policy Framework
- Core guidance remains the same as PPS3

Local authorities to:

‘deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing...
- identify the size, type, tenure and range of housing that is required....’



Core Strategy Policies

- Spatial policies – South Bristol, City Centre, Northern Arc & Inner East
- **BCS17: Affordable Housing Provision**
- **BCS18: Housing Type**



Affordable Housing

Policy Principle

- Developments of 15 units and above to contribute towards affordable housing
- Target contributions set by area – 30% or 40%
- Contributions sought through negotiation and subject to viability



Affordable Housing - Evidence Background

SHMA - Affordability Modelling

Average annual total housing need requirements 2009-2021

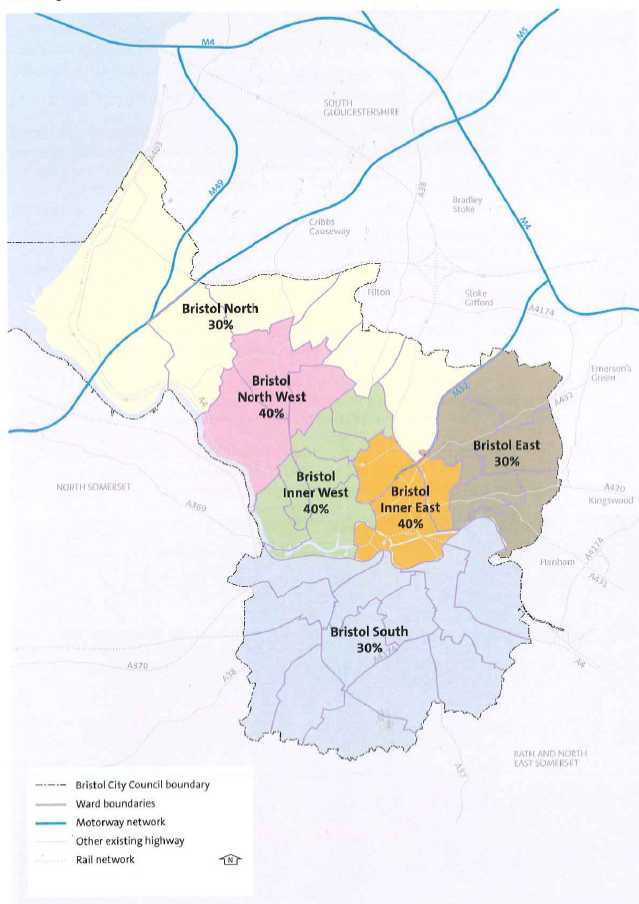
Average 2009 – 2021	Bristol
1. Total annual net need <u>social rented</u>	1176
2. Total annual net need <u>intermediate</u>	351
3. Total annual net need	1526
4. % split social rented/intermediate	77/23
5. % Need for family housing - rented/intermediate	52/42



Affordable Housing - Evidence Background

BNP Paribas – Viability Modelling

Diagram 4.17.1: Affordable Housing Percentage Requirements by Strategic Housing Market Assessment Zone



Zone	Target	% of devpt scenarios where policy is viable	
		2007	2009
Bristol N	30%	65%	60%
Bristol NW	40%	50%	25%
Bristol IW	40%	100%	85%
Bristol IE	40%	85%	63%
Bristol E	30%	50%	53%
Bristol S	30%	93%	60%



Housing Type

Policy Principle

- All developments to provide a mix of housing and/or contribute to the mix of housing in an area.
- The matter of what constitutes an appropriate mix will be determined through the application of the policy criteria
 - Housing need and demand
 - Local housing profile
 - Population changes (Demographics)



Housing Type - Evidence Background

Housing need

- High level of affordable housing need *SHMA*
- High need for social rented homes *SHMA*
- Significant need for affordable family homes *SHMA*

Housing demand

- General demand for family/larger homes *SHMA*
- First-time buyer demand in WoE for 2+ beds *SHMA*
- Increasing demand for homes suitable for older people *SHMA*
- Local demand for family/larger homes
Local needs studies
Easton & Lawrence Hill
St. Pauls
Lockleaze & Horfield
Knowle & Windmill Hill



Housing Type - Evidence Background

Housing profile

- High numbers of flats - *Bristol RDS*

84% of supply since 2001

Ward	No. increase in flats
Cabot	2,926
Lawrence Hill	1,901
Southville	804
Ashley	739
Bedminster	716
Bristol	14,832

Ward	% point increase in prop of flats
Bedminster	11
Cabot	8
Lawrence Hill	8
St. George West	8
Southville	8
Bristol	5.4



Housing Type - Evidence Background

Housing profile

- High numbers of small units - *Bristol RDS*

39% - 1 bed units – since 2006

82% - 1 and 2 bed units – since 2006

Highest supply of small units within the wards of:

Cabot, Bedminster, Brislington West, Lawrence Hill and Southville



Housing Type - Evidence Background

Housing profile

- Conversions/loss of family housing - *Bristol RDS*

Represents 13% of delivery since 2001

Highest supply of conversions within the wards of:

Windmill Hill, Easton, Eastville, Horfield and Redland



Housing Type - Evidence Background

Housing profile

- HMO concentrations – *Bristol PHAS data*

Ward	All HMOs July 2010	% of total dwelling stock
Cotham	1081	20.2%
Clifton East	803	16.0%
Ashley	721	12.1%
Cabot	720	10.8%
Clifton	574	10.3%
Bristol	7,387	4.1%



Housing Type - Evidence Background

Population change

- Ageing population - *ONS 2008-based pop'n proj.*

Age Group	Proj. Pop'n 2011	Proj. Pop'n 2033	Change 2011-2033	% Increase 2011-2033
65-69	15,000	21,000	6,000	40%
70-74	12,300	17,400	5,100	41%
75-79	10,400	13,700	3,300	32%
80-84	8,700	11,000	2,300	26%
85-89	5,900	8,800	2,900	49%
90+	2,900	6,500	3,600	124%
65 and over	55,200	78,400	23,200	42%

Significant increase in 65+ age group

Very large increase in 90+ age group



Housing Type - Evidence Background

Population change

- People with disabilities - *POPPI*

	People (65+) with mobility problems		People (65+) with limiting long term illness	
	Numerical increase	% increase from 2010	Numerical increase	% increase from 2010
2010	10,726		27,666	
2013	10,913	1.7%	28,465	2.9%
2015	11,181	4.2%	29,098	5.2%
2020	11,853	10.5%	30,692	10.9%

Ageing population will result in:

- Increase in older people with mobility problems
- Increase in older people with limiting long-term illness



Housing Mix – Broad Objectives

- Deliver more affordable homes of the right tenure and size
- Deliver more family suitable homes
- Deliver a better balance of homes that takes account of the local stock and recent supply
- Deliver more homes suitable for older people and for people with disabilities



Housing Mix: Implementation

- Existing Practice Note providing guidance on how to apply the affordable housing policy
- Emerging Practice Note to provide guidance on how to apply the Housing Type policy
 - strategic steer on housing requirements - citywide and by city zones
 - Requirement for analysis of local housing stock to assess the development's contribution to housing mix
 - applicants may be asked to justify the housing mix proposed
- Emerging policies relating to sub-divisions, shared housing and specialist housing (older people and students)



Housing Mix: Emerging Policies - Devpt. Mang.

DM1: Sub-divisions, Shared and Specialist Housing

- Sets out general criteria to ensure development does not harm the residential amenity or character of an area or create a housing imbalance
- Sets out general location criteria for specialist student accommodation
- Sets out general criteria to ensure older person's accommodation meets the needs of residents



Housing Mix: Emerging Policies - Devpt. Mang.

DM2: Affordable Housing Provision: Smaller Sites

- Requires an affordable housing contribution from developments of under 15 dwellings

DM3: Wheelchair Accessible Housing

- Requires an element of wheelchair accessible accommodation within larger residential schemes



Housing Mix: Emerging Policies - BCAAP

HE3: Family Sized Housing

- Requires an element of family sized housing in all residential development within the city

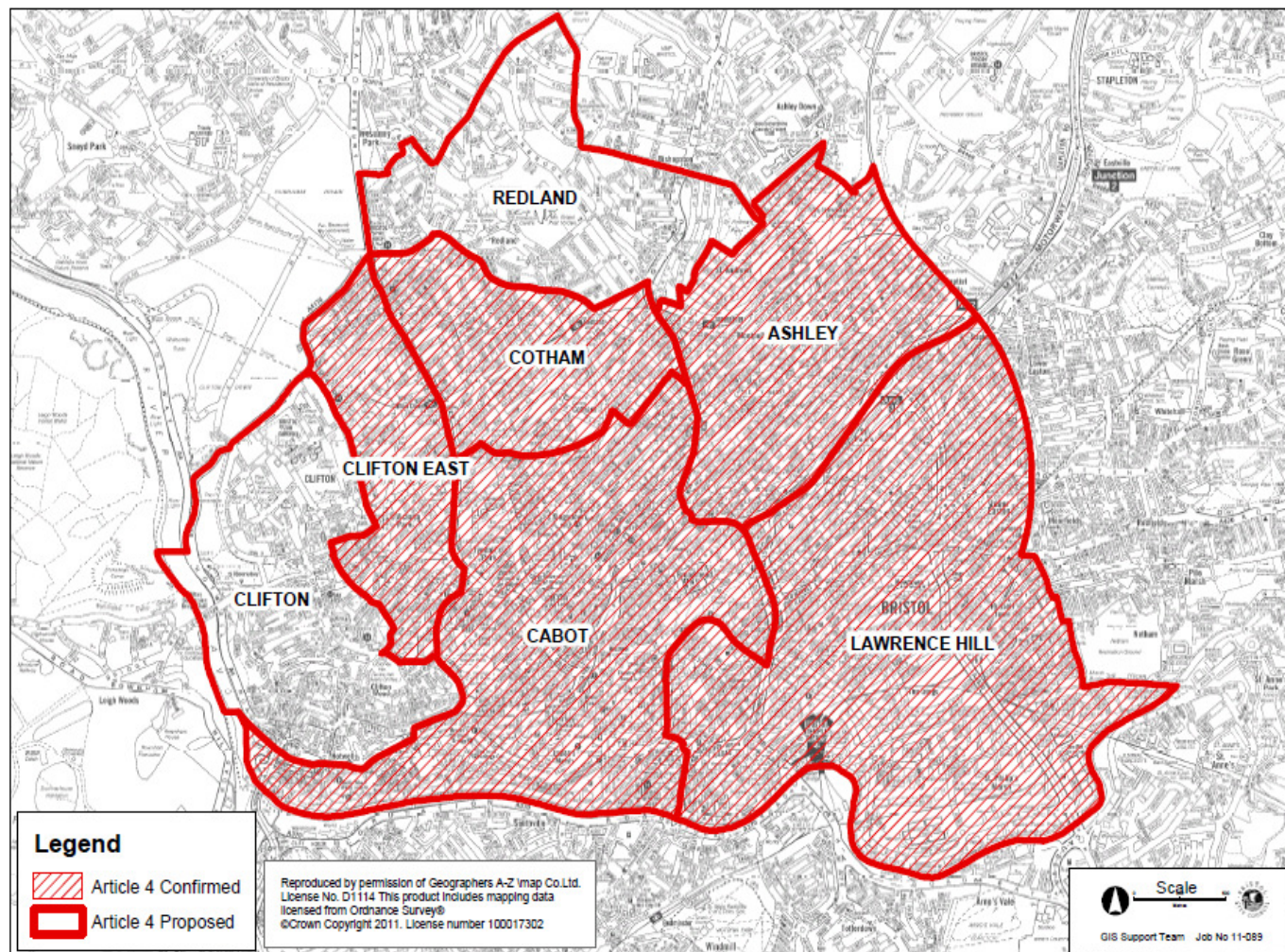
HE4: Student Housing

- Specialist student schemes should form part of a mix of uses on site and contribute to the diversity of uses within the local area
- Should not result in harmful concentrations
- *Discussions with UoB and UWE on-going*



HMO update

Article 4's



**Clifton East, Cabot,
Cotham, Ashley &
Lawrence Hill**

**Effective Date:
11 December 2011**

Clifton & Redland

**Effective Date:
21 October 2012**