

## Local Plan Housing Policy Summaries

### Core Strategy Policies

#### **BCS17 - Affordable Housing Provision**

- Seeks 30% or 40% affordable housing depending on location through negotiation from residential developments of 15 or more dwellings.
- Requires submission of a viability appraisal where the target cannot be achieved.

#### **BCS18 - Housing Type**

- Seeks an appropriate mix of tenures, housing types and sizes within the development.
- Seeks an appropriate contribution to the mix of homes in the area.
- Developments to meet appropriate space standards.

### Development Management Policies

#### **DM2 - Residential sub-divisions, shared and specialist housing**

- Prevents the conversion of houses to flats and creation of shared houses (including houses in multiple occupation) where this would harm the character of an area or create/contribute to a harmful concentration of such uses within the area.
- Promotes the city centre as a location for student housing.
- Encourages and sets standards for the development of specialist older people's housing.

#### **DM3 - Affordable Housing Provision: Smaller Sites**

- Seeks 10% or 20% affordable housing depending on location through negotiation from residential developments of 10 to 14 dwellings.
- Seeks on-site provision or a financial payment if this is impractical.
- Requires submission of a viability appraisal where the target cannot be achieved.

#### **DM4 - Wheelchair Accessible Housing**

- Requires 2% of units with residential schemes of 50 dwellings or more to be wheelchair accessible or adaptable.

### Bristol Central Area Plan Policies

#### **BCAP3: Family-sized Homes**

- Seeks a proportion of family-sized homes in residential development within the city centre.
- Seeks a substantial proportion of family-sized homes in residential development in St. Paul's, Stokes Croft, Old Market & The Dings, Easton and Lawrence Hill.
- Seeks to avoid harmful concentrations of small flats, sub-divisions, specialist student housing, HMOs and hostels.

#### **BCAP4: Specialist Student Housing in Bristol City Centre**

- Supports the development of Specialist Student Accommodation that contributes to the diversity of uses in the local area within the city centre.
- Seeks to avoid harmful concentrations of specialist student housing.