

Bristol Local Plan

Specific Requirements & Standards – Residential Development

The table below sets out all existing and emerging Local Plan standards.

Required standard	Scope	Policy	Associated Guidance
Core Strategy			
Renewable Energy Generation Residential development to incorporate renewable energy generation to reduce CO2 emissions from residual energy use by 20% subject to viability.	All residential development.	BCS14: Sustainable Energy	Climate Change and Sustainability Practice Note - December 2012 – Bristol City Council http://www.bristol.gov.uk/page/planning-and-building-regulations/planning-core-strategy
Affordable Housing Provision Residential development to provide 30%/40% affordable housing.	Residential developments of 15 units or more.	BCS17: Affordable Housing Provision	Interim Affordable Housing Practice Note – Guide to negotiation of s106 Affordable Housing – Bristol City Council – 2011/12 http://www.bristol.gov.uk/page/housing/affordable-housing-information-developers-and-housebuilders
Space Standards Residential development to meet appropriate space standards (based on selected HCA Housing Quality Indicators).	All residential development except student cluster flats.	BCS18: Housing Type	Space Standards Practice Note - July 2011 - Bristol City Council http://www.bristol.gov.uk/page/planning-and-building-regulations/planning-core-strategy
Lifetime Homes Accessibility and adaptability of residential development to be assessed using the Lifetime Homes Standard.	All residential development.	BCS18: Housing Type	http://www.lifetimehomes.org.uk/
Density Residential development to achieve a minimum indicative net density of 50 dwellings per hectare.	All residential development.	BCS20: Effective and Efficient Use of Land	
Building for Life Major development proposals with a residential component should be assessed against 'Building for Life'. The methodology was relaunched as 'Building for Life12' in 2012. The original scoring no longer applies.	All development with a residential component of 10 units and above.	BCS21: Quality Urban Design	http://www.designcouncil.org.uk/our-work/cabe/our-big-projects/building-for-life/

Site Allocations and Development Management Policies			
<p>Lifetime Homes Residential development for older persons' to meet Lifetime Homes standards.</p>	All residential development for older persons.	DM2: Residential Sub-divisions, Shared and Specialist Housing	http://www.lifetimehomes.org.uk/
<p>Wheelchair Accessible Housing Older Persons' Housing Residential development for older persons to meet Wheelchair accessibility standards for 20% of units.</p>	All residential development for older persons'.	DM2: Residential Sub-divisions, Shared and Specialist Housing	Wheelchair accessible housing - Designing homes that can be easily adapted for residents who are wheelchair users - Best Practice Guidance – Mayor of London – September 2007 – Greater London Authority http://www.london.gov.uk/priorities/planning/publications/accessible-london-achieving-an-inclusive-environment
<p>Affordable Housing Provision: Smaller Sites Residential development to provide 10%/20% affordable housing.</p>	Residential developments of 10 -14 units.	DM3: Affordable Housing Provision: Smaller Sites	Interim Affordable Housing Practice Note – Guide to negotiation of s106 Affordable Housing – Bristol City Council – 2011/12 http://www.bristol.gov.uk/page/housing/affordable-housing-information-developers-and-housebuilders
<p>Wheelchair Accessible Housing Residential development to meet Wheelchair accessibility standards for 2% of units.</p>	Residential development of 40 units or more.	DM4: Wheelchair Accessible Housing	Wheelchair accessible housing - Designing homes that can be easily adapted for residents who are wheelchair users - Best Practice Guidance – Mayor of London – September 2007 – Greater London Authority http://www.london.gov.uk/priorities/planning/publications/accessible-london-achieving-an-inclusive-environment
<p>Local Food Growing Space Residential development to provide opportunities for local food growing and larger developments to provide 1750m2 of allotment space.</p>	Allotment space provided in residential developments of 1000 or more occupiers - typically developments of 400 units or more.	DM15: Green Infrastructure Provision	
<p>Open Space for Recreation Residential development to meet open space for recreation standards where new open space created.</p>	All residential development.	DM16: Open Space for Recreation	Site Allocations and Development Management Policies – Appendix 1
<p>Tree Replacement Residential development to meet tree replacement standards where trees are lost or damaged.</p>	All residential development.	DM17: Development Involving Existing Green Infrastructure	
<p>Parking Standards Residential development to meet identified car and cycle parking standards.</p>	All residential development.	DM23: Transport Development Management	Site Allocations and Development Management Policies – Appendix 2

<p>Environmental Access Standards Regard will be had to the council's Environmental Access Standards to assess whether development has made adequate provision for inclusive access.</p>	All development	<p>DM28: Public Realm DM29: Design of New Buildings</p>	
<p>Recycling and Refuse Provision Residential development to meet recycling and refuse capacity standards.</p>	All residential development.	DM32: Recycling and Refuse Provision in New Development	
<p>Noise Mitigation Residential development in locations likely to be affected by existing sources of noise to incorporate mitigation measures to reduce noise to specified levels.</p>	All residential development.	DM35: Noise Mitigation	
Bristol Central Area Plan			
<p>Sustainable Design Standards Residential development to meet identified Code for Sustainable Homes Code Levels scaled over time</p>	Residential development of 10 units or more.	BCAP20: Sustainable Design Standards	
<p>Green Infrastructure Residential development to incorporate green design features</p>	All residential development.	BCAP25: Green Infrastructure in City Centre Developments	