Bristol Neighbourhood Planning Network

11 July 2024

Agenda

1. Welcome and introductions
2. New policies on HMOs and purpose-built student accommodation
3. Local plan examination update
4. Update on Section 62A designation
5. AOB

New Bristol Local Plan

HMOs & Student accommodation policies

BRISTOL NEIGHBOURHOOD PLANNING NETWORK - JULY 2024

Managing the development of HMOs

Policy H6: Houses in multiple occupation and other shared housing

Overall approach

Policy aims to:

- Ensure amenity/character of an area are preserved;
- Maintain mixed and balanced communities;
- Provide good quality accommodation.

Policy H6: Houses in multiple occupation and other shared housing

Policy Detail

1. Citywide criteria

Development **not permitted** where:

- Residential amenity/character of the locality is harmed as a result of:
  - Levels of activity causing excessive noise & disturbance;
  - On-street parking problems
  - Impact of physical alterations;
  - Inadequate recycling/refuse & cycling storage.
- A local imbalance of HMOs/shared housing as a result of:
  - Exacerbating existing harmful conditions;
  - Reducing the choice of homes.

Policy H6: Houses in multiple occupation and other shared housing

Policy Detail

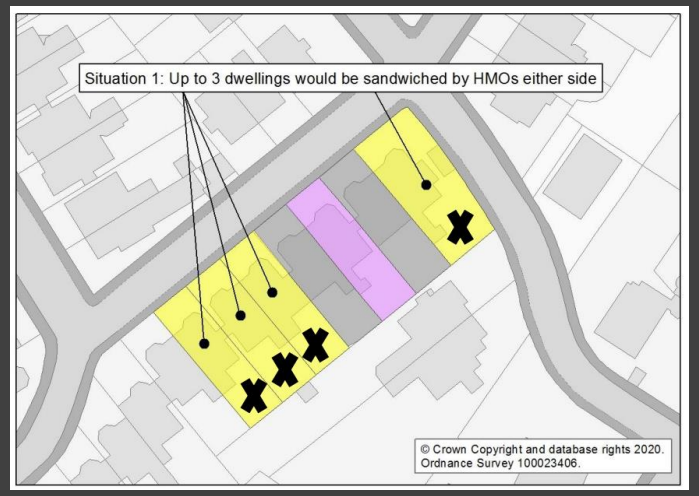
2. Avoiding a local imbalance

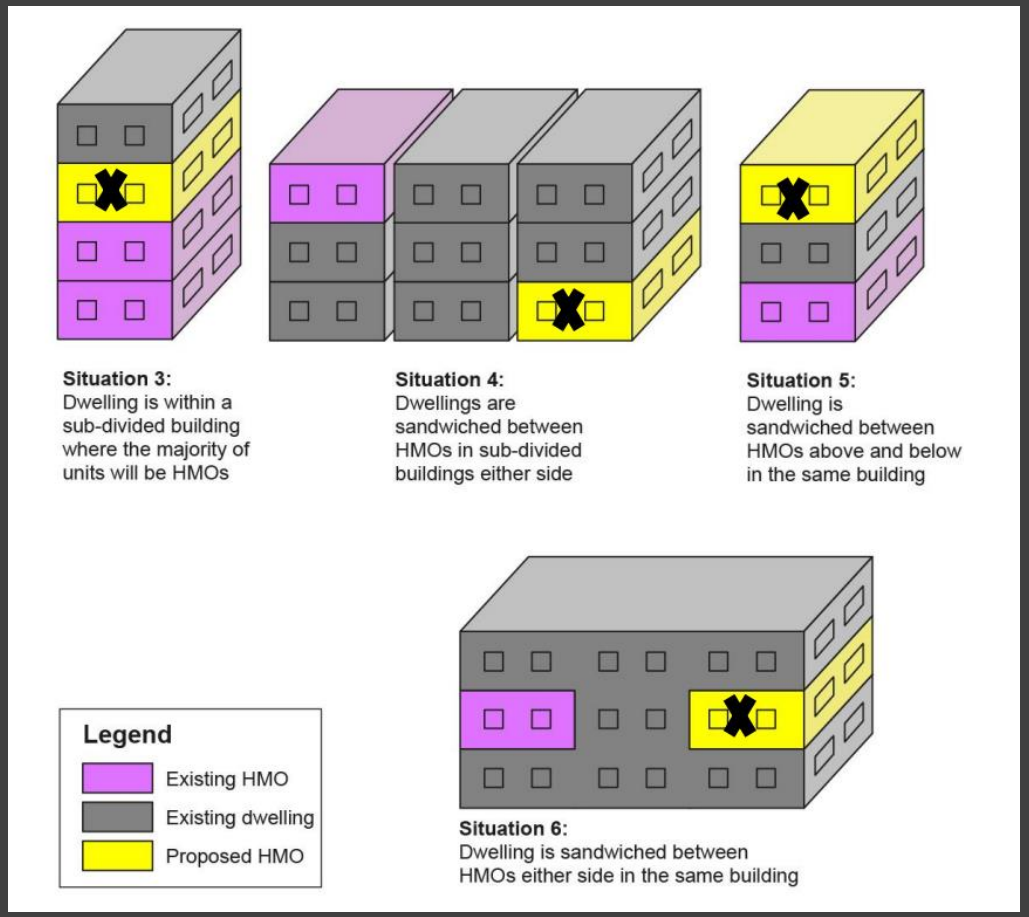
Development **not permitted** where:

- Any residential property is sandwiched between 2 HMOs;
- An existing HMO that is contributing to the sandwiching of a residential property is intensified;
- The introduction of a new HMO would result in more than 10% of dwellings in an area being occupied as HMOs;
- An existing HMO is intensified within an area where 10% or more of the dwellings are occupied as HMOs.

Further detail on sandwiching scenarios and the 10% threshold assessment is set out in the 'Managing the development of HMOs SPD'.

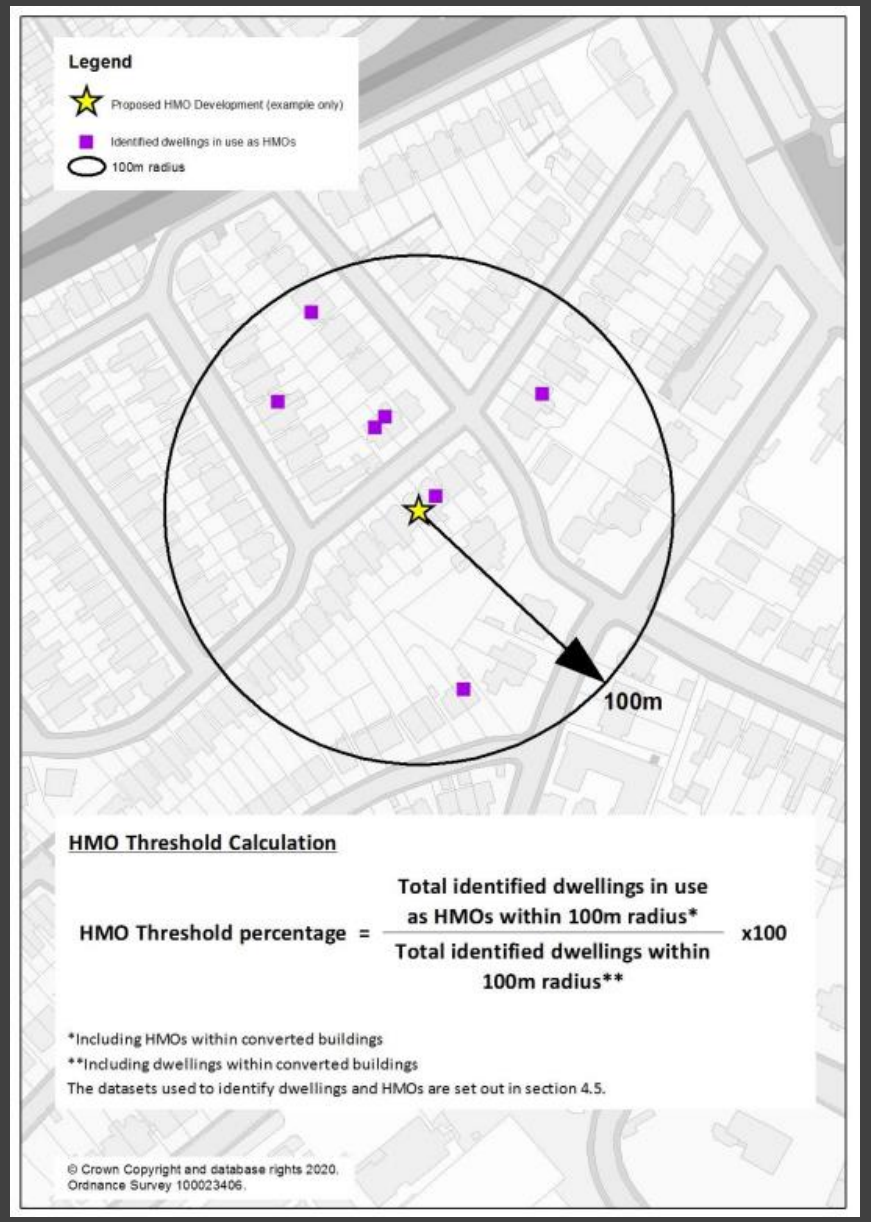
Sandwiching scenarios





Threshold assessment:

No more than 10% of dwellings within a locality (100metre radius circle) should be HMOs



Policy H6: Houses in multiple occupation and other shared housing

Policy Detail

3. Standards for HMOs and other shared housing

Development expected to provide a good standard of accommodation:

- Meet relevant policy requirements and standards (internal living space, cycle/car parking, refuse/recycling storage and outlook/privacy);
- HMOs to comply with relevant standards relating to licensable accommodation.

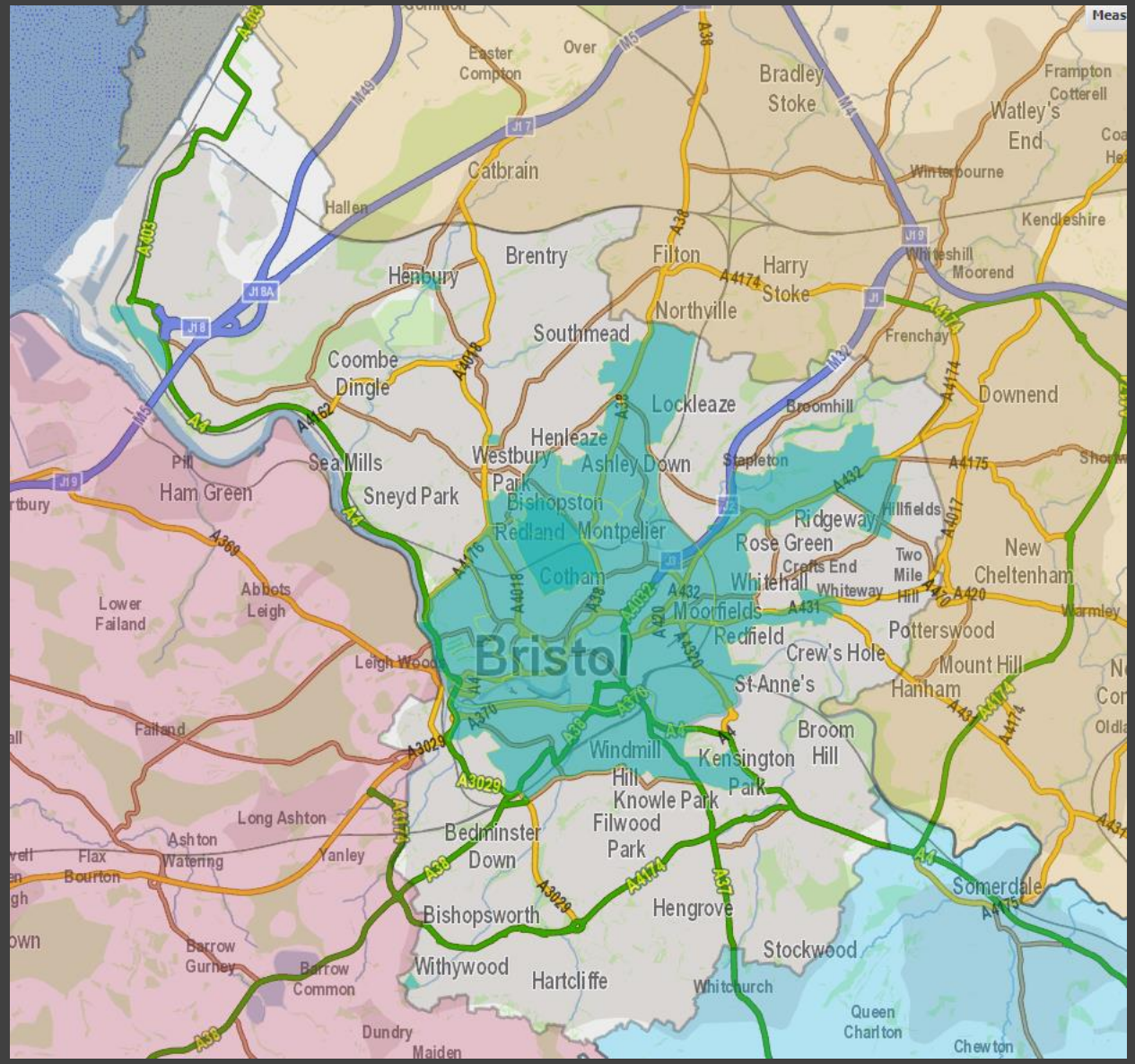
Further detail on accommodation standards set out in the 'Managing the development of HMOs SPD'.

Article 4 areas

Areas where planning permission is required for change of use from a dwellinghouse to a small HMO (3-6 occupants).

Planning permission is required for all large HMOs (over 6 occupants) across the city.

Bristol City Council Article 4 web page



Managing the development of student housing

Policy H7: Managing the development of purpose-built student accommodation

Overall approach

Policy aims to:

- Deliver an increase in PBSA to meet future student accommodation needs (approx. 9,000 additional bed spaces);
- Ensure development comes forward in appropriate locations and is well distributed;
- Ensure development provides for a mix of uses where feasible & appropriate;
- Ensure the delivery of PBSA is balanced with other development needs including the city's wider housing requirements.
- Ensure good quality accommodation is provided.

Policy H7: Managing the development of purpose-built student accommodation

Policy Detail

1. Managing the delivery of PBSA - General requirements

- No adverse effects on existing communities.
- Proposals to be consistent with other policies (new homes & workspace, net zero & climate change, good design).
- Growth in student population to be matched by provision of PBSA.
- Proposals to demonstrably meet identified needs.
- Larger scale proposals to have support of relevant higher education provider.

Policy H7: Managing the development of purpose-built student accommodation

Policy Detail

2. PBSA provision at UoB sites

- Development to be subject to a masterplan.
- Additional bed spaces at Clifton residential campus should not exceed 200.
- Additional bed spaces at Stoke Bishop residential campus should not exceed 500.
- Proposals should not give rise to significant additional demand for on-street parking.

Policy H7: Managing the development of purpose-built student accommodation

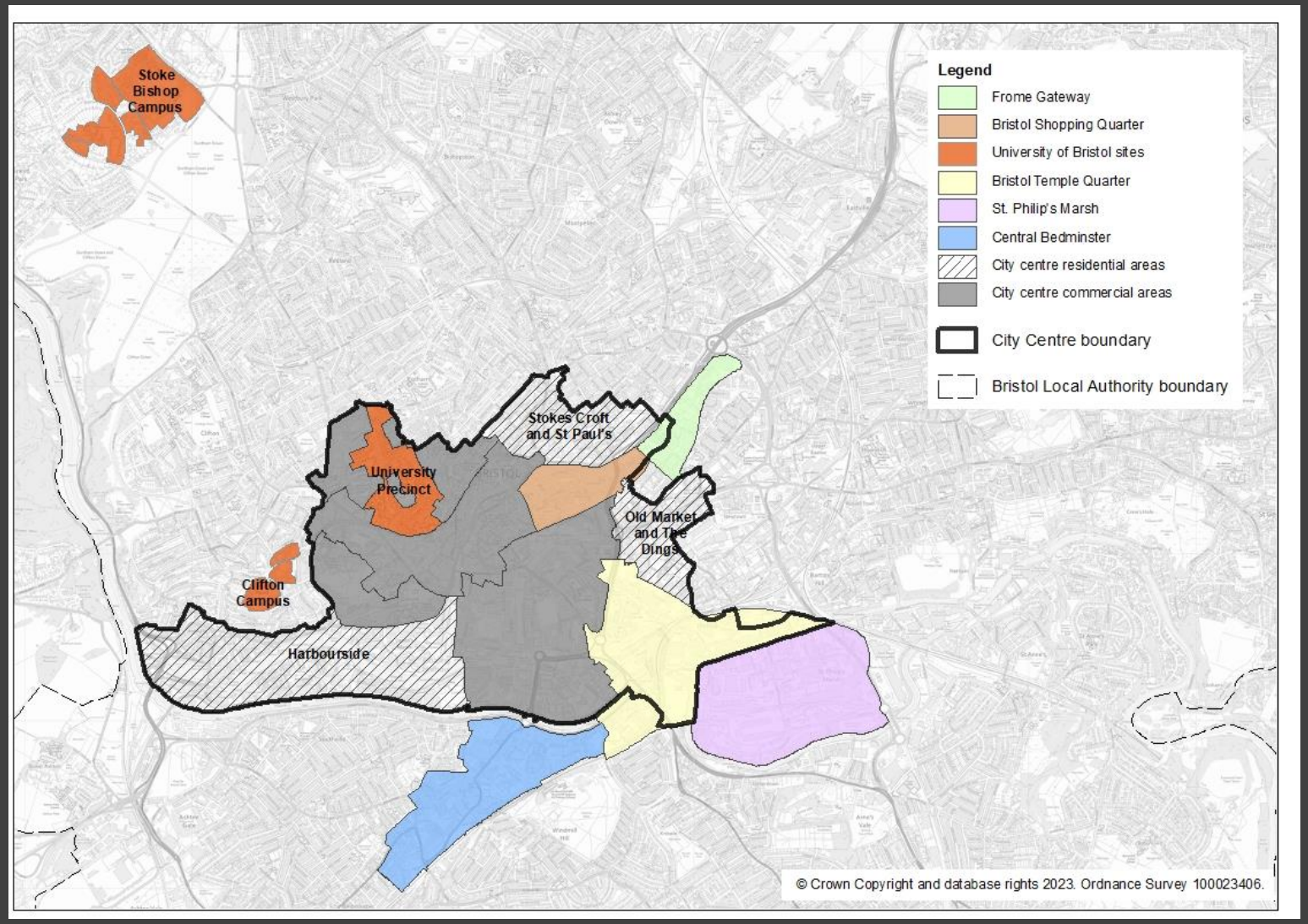
Policy Detail

3. PBSA provision in areas of growth and regeneration

- University of Bristol Precinct - 800 bed spaces.
- Bristol Temple Quarter & St. Philip's March - 4,600 bed spaces.
- Bristol Shopping Quarter (Broadmead) - 750 bed spaces.
- Frome Gateway - 500 bed spaces.
- Central Bedminster - 1,600 bed spaces.

Bed space numbers can be exceeded in identified circumstances (where supported through area specific guidance, or, where compliant with section 5 of the policy).

Defined locations for PBSA



Location	Bed spaces
UoB Precinct	800
Clifton Campus	200
Stoke Bishop Campus	500
BTQ & St. Philip's Marsh	4,600
Bristol Shopping Quarter	750
Frome Gateway	500
Central Bedminster	1,600

Policy H7: Managing the development of purpose-built student accommodation

Policy Detail

4. PBSA provision in locations supported by local communities

- Development in other locations demonstrably supported by local communities will be acceptable.
- Support can come through Neighbourhood Development Plans or other community-led strategies.

Policy H7: Managing the development of purpose-built student accommodation

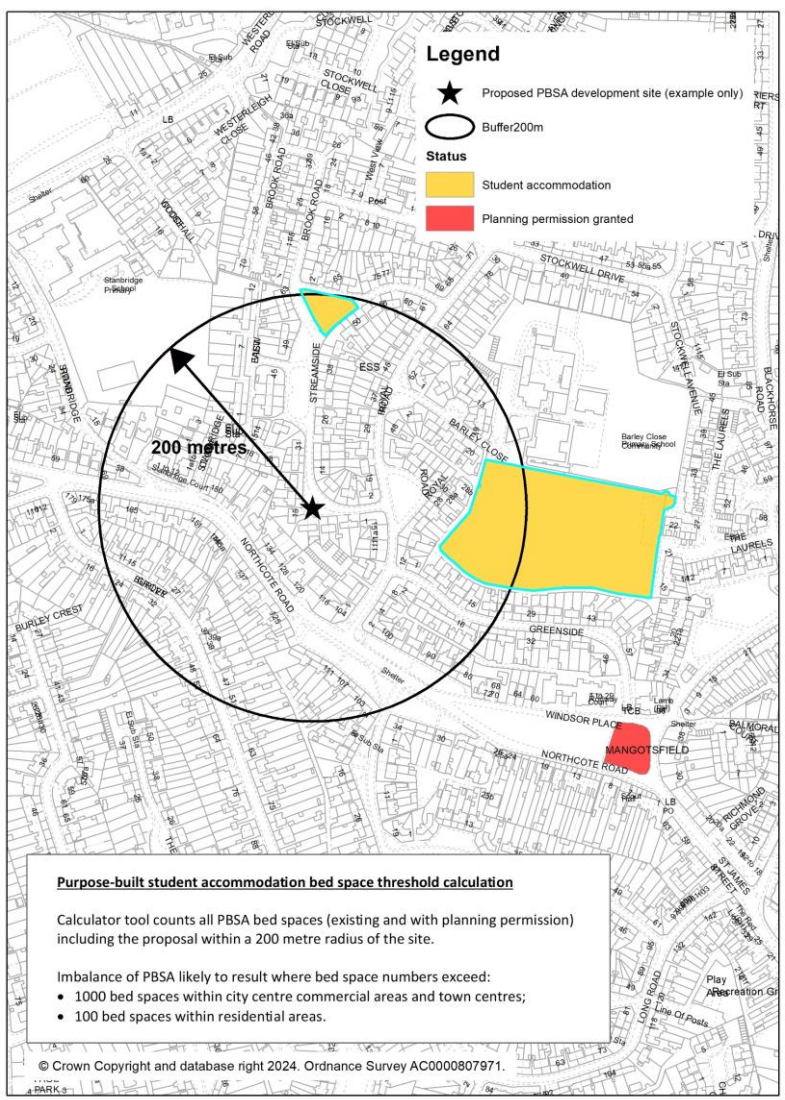
Policy Detail

5. PBSA provision in other locations

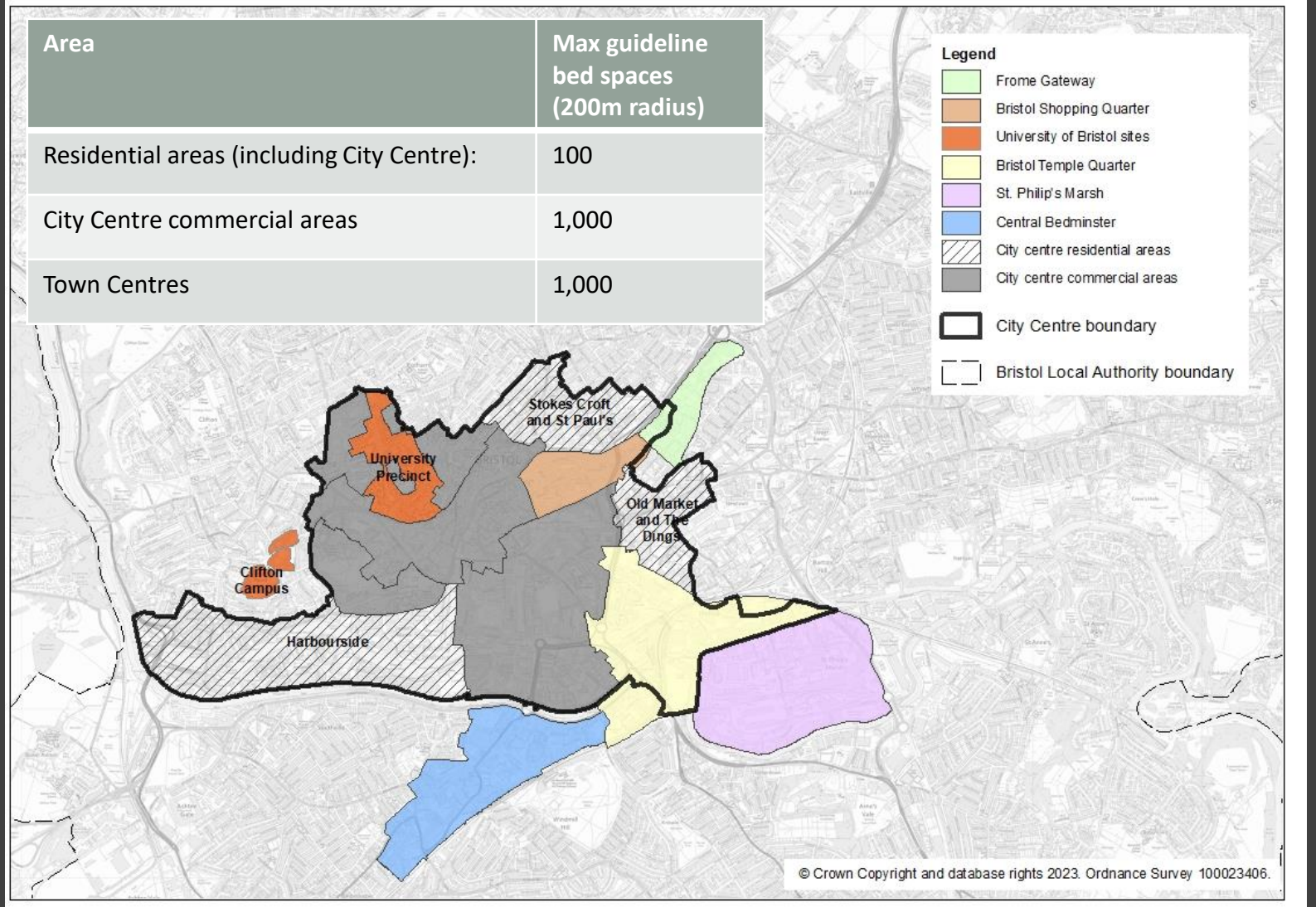
Proposals for PBSA in other locations should:

- Form part of mixed use developments comprising a proportion of other compatible residential uses where feasible and appropriate.
- Not result in a local imbalance of PBSA within the area (guideline bed space thresholds set out in the explanatory text).
- Not conflict with other planning objectives for the area.
- Provide a contribution towards general purpose affordable housing where the units proposed are self-contained (i.e. not cluster flats).

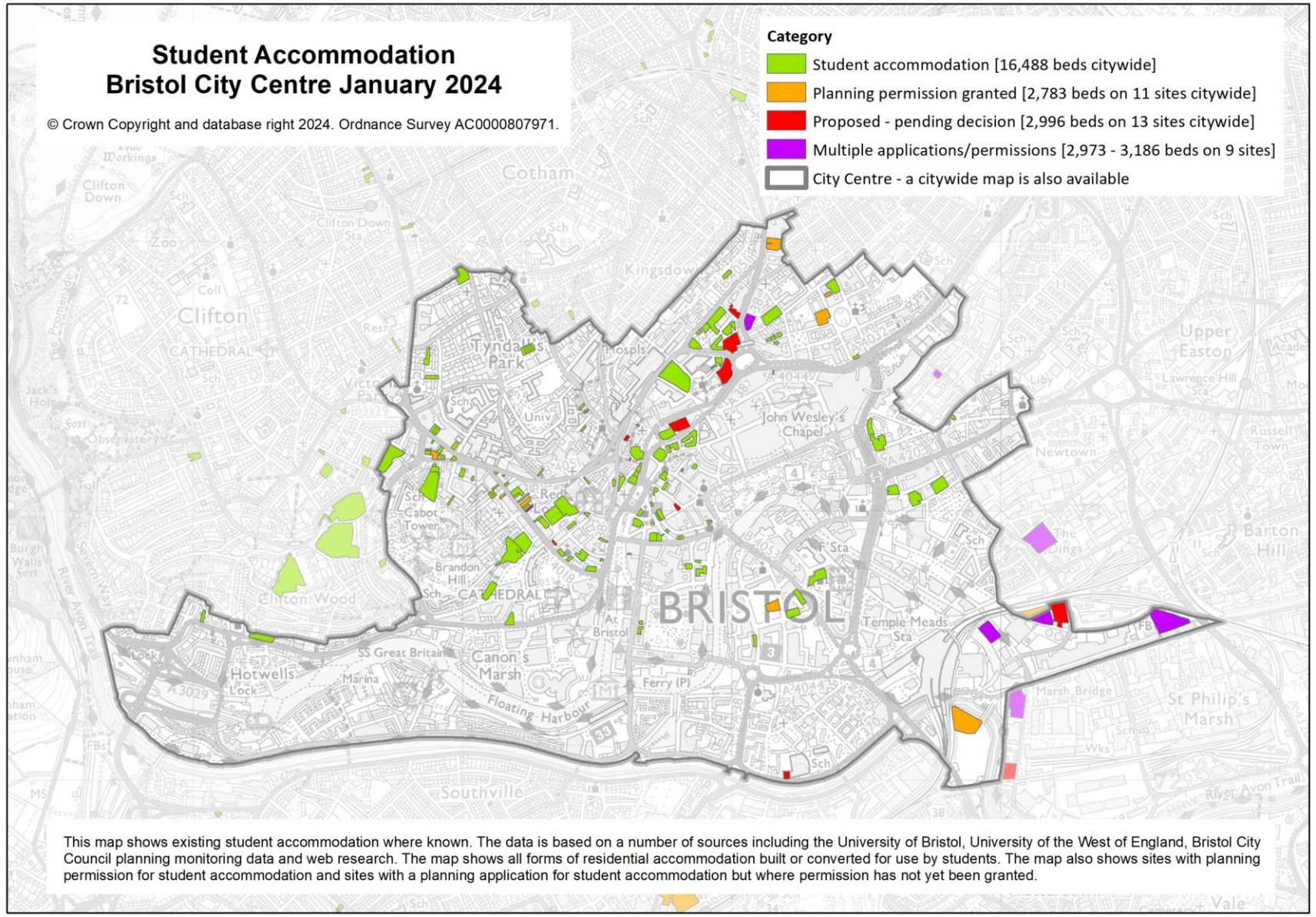
Local imbalance - Threshold assessment



Area	Max guideline bed spaces (200m radius)
Residential areas (including City Centre):	100
City Centre commercial areas	1,000
Town Centres	1,000



PBSA monitoring



Policy H7: Managing the development of purpose-built student accommodation

Policy Detail

6. Affordable student housing

- Development expected to include an appropriate proportion of affordable student housing (35% is indicated in the explanatory text).
- Affordable bed spaces should be allocated by the relevant higher education provider.
- If all bed spaces are provided as affordable no support is required from the higher education provider.

Policy H7: Managing the development of purpose-built student accommodation

Policy Detail

7. PBSA - General provisions

All proposals for PBSA should:

- Demonstrate integration with surrounding communities/areas.
- Be subject to an appropriate management regime set out in an approved management plan.
- Be car free and deter occupants from parking elsewhere in the city.
- Make provision for disabled access/parking.
- Include active frontages & incorporate active ground floor uses where possible/appropriate.
- Provide a high standard of accommodation by meeting other relevant policy requirements/standards.