

Policy DM4: Wheelchair Accessible Housing

- 2.4.1 Core Strategy policy BCS18 sets out the general approach to the provision of a range of housing types within new residential development. In particular, schemes should respond to the requirements of a changing population and provide sufficient space to enable long-term flexibility and adaptability. With the older population of Bristol set to expand and more older people choosing to remain in their own homes, provision will need to be made for more wheelchair accessible housing. This Development Management policy identifies the proportion of wheelchair accessible housing to be sought from larger residential developments.

Two per cent of new housing within residential developments of 50 dwellings or more should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

- 2.4.2 The policy identifies the proportion of units within residential schemes of 50 or more dwellings that should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. Housing that is wheelchair accessible will need to meet the standards set out in the most current edition of the Wheelchair Housing Design Guide (Stephen Thorpe, Habinteg Housing Association).

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS18: Housing Type

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Explain how the scheme meets the requirements of this policy in the Design and Access Statement.

Policy DM5: Protection of Community Facilities

- 2.5.1 Core Strategy policy BCS12 sets out the general approach to the protection of community facilities. This Development Management policy sets out more detailed criteria to determine the importance of the facility. This includes assessment of the need or demand for community facilities, the suitability of the site or building for a community facility, whether the facility could form part of the new development or whether alternative provision might be more appropriate.
- 2.5.2 The term community facilities is wide-ranging and can include community centres and childcare facilities, cultural centres and venues, places of worship, education establishments and training centres, health and social care facilities, sport and recreation facilities and civic and administrative facilities. It may also include other uses whose primary function is commercial but perform a social or community role i.e. sport, recreational and leisure facilities including local pubs.

Proposals involving the loss of community facilities land or buildings will not be permitted unless it is demonstrated that:

- i. The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality or, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land; or**
- ii. The building or land is no longer suitable to accommodate the current community use and cannot be retained or sensitively adapted to accommodate other community facilities; or**
- iii. The community facility can be fully retained, enhanced or reinstated as part of any redevelopment of the building or land; or**
- iv. Appropriate replacement community facilities are provided in a suitable alternative location.**

2.5.3 Community facilities include all uses, commercial or non-commercial, that provide a social or welfare benefit to the community. Whilst protection is sought for all uses that meet this definition, community land and buildings are particularly important. This includes land and buildings that are managed, occupied or used primarily by the voluntary and community sector for community-led activities for community benefit.

2.5.4 When making an assessment of the importance of the community facility consideration should be given to:

- Local need and demand for the existing community facility or other community facilities that are willing and able to make use of the building(s) or land;
- The extent and quality of local provision of the existing community facility;
- The nature, pattern and frequency of activities taking place at the site;
- Its contribution to the diversity of community facilities in the locality;
- The accessibility of the site and other local community facilities by walking, cycling and public transport;
- In the case of commercial community facilities, whether the use is no longer viable (applicants will need to submit evidence to demonstrate that the site is no longer viable for that use and has been adequately marketed. The latter should be undertaken in accordance with the guidelines on the carrying out of marketing which are available to view on the council's website under planning advice and guidance.);
- Whether the site or building has been listed as an asset of community value.

2.5.5 A range of data sources including the Community Buildings Audit and Explore Bristol interactive mapping, available on the council's website under community centres and facilities, can be used to understand the extent and distribution of Community Facility provision within a locality. The extent of the locality should relate to the nature and catchment of the community use.

2.5.6 Where relevant, consideration should also be given to the suitability of the site for the current use or for other community facilities, including costs associated with any works to adapt the site. Important community facilities that cannot be accommodated on the existing site should form part of any redevelopment or be provided in a suitable alternative location.

Policy Links**Bristol Local Plan Core Strategy – Lead Policy**

- BCS12: Community Facilities

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Where the loss of an important commercial community facility is proposed a full viability assessment should be submitted.

Policy DM6: Public Houses

- 2.6.1 Core Strategy policy BCS12 sets out the general approach to the protection of community facilities including pubs. Core Strategy policy BCS2 seeks the retention of small-scale uses, such as pubs, where they contribute to the diversity and vitality of the city centre. Acknowledging their unique contribution to a community's social amenity and wellbeing this Development Management policy affords them special protection. The policy considers issues of economic viability, existing pub provision and architectural character.

Proposals involving the loss of established public houses will not be permitted unless it is demonstrated that:

- i. **The public house is no longer economically viable; or**
- ii. **A diverse range of public house provision exists within the locality.**

Where development is permitted any extensions or alterations should not harm the identity or architectural character of the public house.

- 2.6.2 Pubs provide opportunities for social interaction and in many cases provide or facilitate particular community activities. This might include space for sports or social clubs, children's play areas, evening classes or community meetings. It might also include social activities, such as skittles, quiz nights, live music and entertainment or other events.
- 2.6.3 Where the loss of an established pub is proposed applicants will need to provide evidence clearly showing that the pub is no longer economically viable. Viability assessments must include analysis of trade potential, the existing business and evidence of adequate marketing. Regard will be had to the Campaign for Real Ale's public house viability test. In such cases the council will submit the viability assessment for independent validation, with any reasonable costs for the validation process met by the applicant.
- 2.6.4 Alternatively, the applicant will need to provide evidence of a range of pubs in the locality that can collectively continue to meet the needs and expectations of the whole community. This will include a good choice of pub environments offering a diverse range of services and community and leisure activities. As a guide the locality should include all other surrounding public houses within a reasonable walking distance.