

Policy BCAP4: Specialist student housing in Bristol City Centre

- 3.13 The expansion in higher education in recent years has increasingly seen the development of specialist student housing schemes in the city centre. In the last 15 years some four and a half thousand bed spaces have been created. These schemes have helped to ease demand for student housing, have helped to relieve pressure on the local housing stock and have made a positive contribution to the mix of uses in the city centre. Both the University of Bristol and the University of the West of England support in principle the delivery of managed student accommodation.

Specialist student housing schemes that contribute to the diversity of uses within the local area will be acceptable within Bristol City Centre unless it would create or contribute to a harmful concentration of specialist student housing within any given area.

- 3.14 When making assessments on new specialist student housing development, consideration will be given to the mix of uses delivered on any individual site. Consideration should also be given to the mix of housing within the local area and whether the development would result in concentrations of specialist student housing that would be harmful to residential amenity. When making assessments on residential amenity, consideration should be given to the particular qualities and characteristics of a residential area or residential uses that might contribute to it being an enjoyable or otherwise satisfactory place to live. These usually include generally quieter surroundings; a reasonable level of safe accessible and convenient car parking and a well maintained or visually attractive environment. Harmful concentrations are likely to arise when problems commonly associated with these uses cumulatively result in detrimental effects on these residential qualities and characteristics.
- 3.15 In areas with a strong residential context, such as St. Paul's, Old Market and parts of Harbourside, concentrations of student housing should be avoided. In other areas where there is little or no existing residential population, such as the Old City, Nelson Street and Newfoundland Way, some clustering of specialist student housing may be appropriate. While locations close to the University of Bristol may be desirable for specialist student housing, the need for such development must be balanced against the need to preserve the residential amenity of communities in the area.

Policy Links

Bristol Local Plan Core Strategy – Key Policies

- BCS2: Bristol City Centre

Bristol Local Plan Site Allocations and Development Management Policies

- DM2: Residential Sub-divisions, Shared and Specialist Housing