Housing Type

4.18.1 This policy will ensure that new residential development provides for a range of housing types to help support the creation of mixed, balanced and inclusive communities. The policy address objectives 1, 2 and 4 of the Core Strategy and responds to issue 1.

Context

4.18.2 A neighbourhood with a mix of housing tenures, types and sizes will be more able to meet the changing needs and aspirations of its residents, through changing life stages, household shapes and sizes or changes in income. Providing greater housing choice increases the opportunities for households to remain within their communities and promotes social equality and inclusion by easing geographical constraints on the search for appropriate homes. Conversely, an excess of single forms of dwelling, for example flatted development and sub-divisions, will gradually limit housing choice or harmfully erode the mix and balance of a community.

4.18.3 Facilitating more balanced communities, comprising a range of ages, household types and incomes may also help achieve wider social policy goals, such as reducing concentrations of poverty and social exclusion and improving health and wellbeing. It can provide specific beneficial effects that may alleviate disadvantage. For example, supporting local shops and services ensuring they remain viable over time; avoiding potential peaks and troughs of demand for local facilities; increasing the potential for mutual support, interaction, surveillance and learning between social groups and age bands and ensuring the local availability of a wide range of skills and professions.

4.18.4 Whilst Bristol has a reasonable mix of housing overall, this is not always reflected at the local level. In recent years the city has seen significant growth in flatted development, both new build and through sub-divisions of existing dwellings. The share of flats in the housing stock is forecast to rise further, particularly in central urban areas. The increasing concentration of flats at high densities in certain parts of the city may not provide opportunities for families.

4.18.5 Evidence provided in the Strategic Housing Market Assessment suggests that new developments should provide or contribute to a mix of housing types and avoid excessive concentration of one particular type. This should include the provision of more family sized accommodation as well as accommodation for smaller households. In addition new developments should typically provide for proportions of both social rented and intermediate affordable housing.

Policy BCS18

All new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

To achieve an appropriate tenure, type and size mix the development should aim to:

- Address affordable housing need and housing demand;
- Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists;
- Respond to the requirements of a changing population;
- Employ imaginative design solutions.

Residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards.

Explanation

4.18.6 In order to help create mixed, balanced and inclusive communities, development will need to make provision for a range of housing tenures, types and sizes. This will include the provision of affordable housing as set out in Policy BCS17. An appropriate mix of housing will need to be provided within individual developments, proportionate to the scale of development proposed. Smaller schemes will need to contribute to the mix of housing across the area.

4.18.7 The policy criteria will help to achieve an appropriate mix of housing in all new residential development. Schemes will be expected to take account of housing need and demand, to have regard to the composition of the local housing stock and demographic changes and to respond to site related issues through imaginative design solutions. A number of evidence sources including the Strategic Housing Market Assessment together with supplementary Neighbourhood Housing Studies can be used to inform the approach.

4.18.8 Building to suitable space standards will ensure new homes provide sufficient space for everyday activities. Homes can also be used more flexibly and adapted more easily by their occupants to changing life circumstances. The council will apply to all residential development the same standards used by the Homes and Communities Agency in the delivery of its projects and programmes. The Lifetime Homes standard will also be used to assess the accessibility and adaptability of new housing.

Policy Delivery

This policy will be delivered through the development management process (see also Policy BCS17) and informed by guidance set out in a future supplementary planning document addressing housing mix..

Indicators

Number and percentage of new market dwellings completed by number of bedrooms and unit type to include: • Flats/maisonettes/apartments (1 to 4+ bedrooms) • Houses and bungalows (1 to 4+ bedrooms)
Number and percentage of new affordable dwellings completed by number of bedrooms and unit type to include: • Flats/maisonettes/apartments (1 to 4+ bedrooms) • Houses and bungalows (1 to 4+ bedrooms)