

Effective and Efficient Use of Land

4.20.1 The policy aims to ensure that all development maximises opportunities to re-use previously developed land and also uses land in the most efficient way possible. These principles meet objectives 1, 2, 4, 5, 6 and 8 of the Core Strategy and respond to issues 1, 7 and 10.

Context

4.20.2 The majority of recent development in Bristol has been on previously developed land. Residential completions on previously developed land have exceeded 95% over the last 10 years. It is expected that previously developed land will continue to play a significant role in meeting housing and other development requirements across the city.

4.20.3 Land continues to be used efficiently within the city, with 96% of residential completions since 2000 exceeding 30 dwellings per hectare. The efficient use of land requires appropriate densities to be achieved for all development. This will depend on the level of accessibility to employment opportunities, services and other facilities. Modelling undertaken by the council indicates that most areas of the city have good accessibility to these uses by public transport, walking and cycling.

Policy BCS20

New development will maximise opportunities to re-use previously developed land.

Where development is planned opportunities will be sought to use land more efficiently across the city. Imaginative design solutions will be encouraged at all sites to ensure optimum efficiency in the use of land is achieved. Higher densities of development will be sought:

- In and around the city centre;
- In or close to other centres;
- Along or close to main public transport routes.

For residential development a minimum indicative net density of 50 dwellings per hectare will be sought. Net densities below 50 dwelling per hectare should only occur where it is essential to safeguard the special interest and character of the area.

The appropriate density for any individual site will be informed by:

- The characteristics of the site;
- The local context;
- Its current and future level of accessibility by walking, cycling and public transport to a range of employment, services and facilities;
- The opportunity for a mix of uses across the site;
- The need to provide an appropriate mix of housing to meet the community's needs and demands;
- The need to achieve high quality, well designed environments.

Explanation

- 4.20.4 Diagram 4.20.1 broadly illustrates how the approach to efficient use of land would be expressed in different areas of the city. It is not intended to directly inform decisions on planning applications and does not take into account changes in accessibility that will arise from the implementation of planned major transport schemes. Furthermore, it does not identify the opportunities for higher density forms of development which may arise if a new centre is established in South Bristol. Diagram 4.20.2 overleaf illustrates various levels of residential densities from areas across the city.
- 4.20.5 Development will be expected to maximise opportunities for the re-use of previously developed land, however the release of some undeveloped land will be necessary to accommodate development needs as explained elsewhere in this strategy.
- 4.20.6 Development will be sympathetic to local character and provide high quality living environments and housing choice. Higher densities should be sought where current accessibility levels are good and where planned improvements in accessibility (identified on the Key Diagram) have a reasonable certainty of being delivered, for example the 'Full Approval' of a scheme by the Department of Transport following a Major Scheme Bid. In accordance with this policy, opportunities should also be taken for imaginative design and arrangement of mixed uses in development to allow for increased plot ratios and the creation of more compact urban forms.

Policy Delivery

This policy will be delivered through the development management process and informed by guidance set out in future supplementary planning documents addressing housing mix and urban design.

Policy BCS2 sets out the approach to Bristol City Centre.

Policy BCS7 sets out the approach to the network of town, district and local centres in Bristol.

Policy BCS21 sets out the approach to quality urban design.

Indicators

Percentage of new and converted dwellings on previously developed land per annum (Core Output Indicator H3)

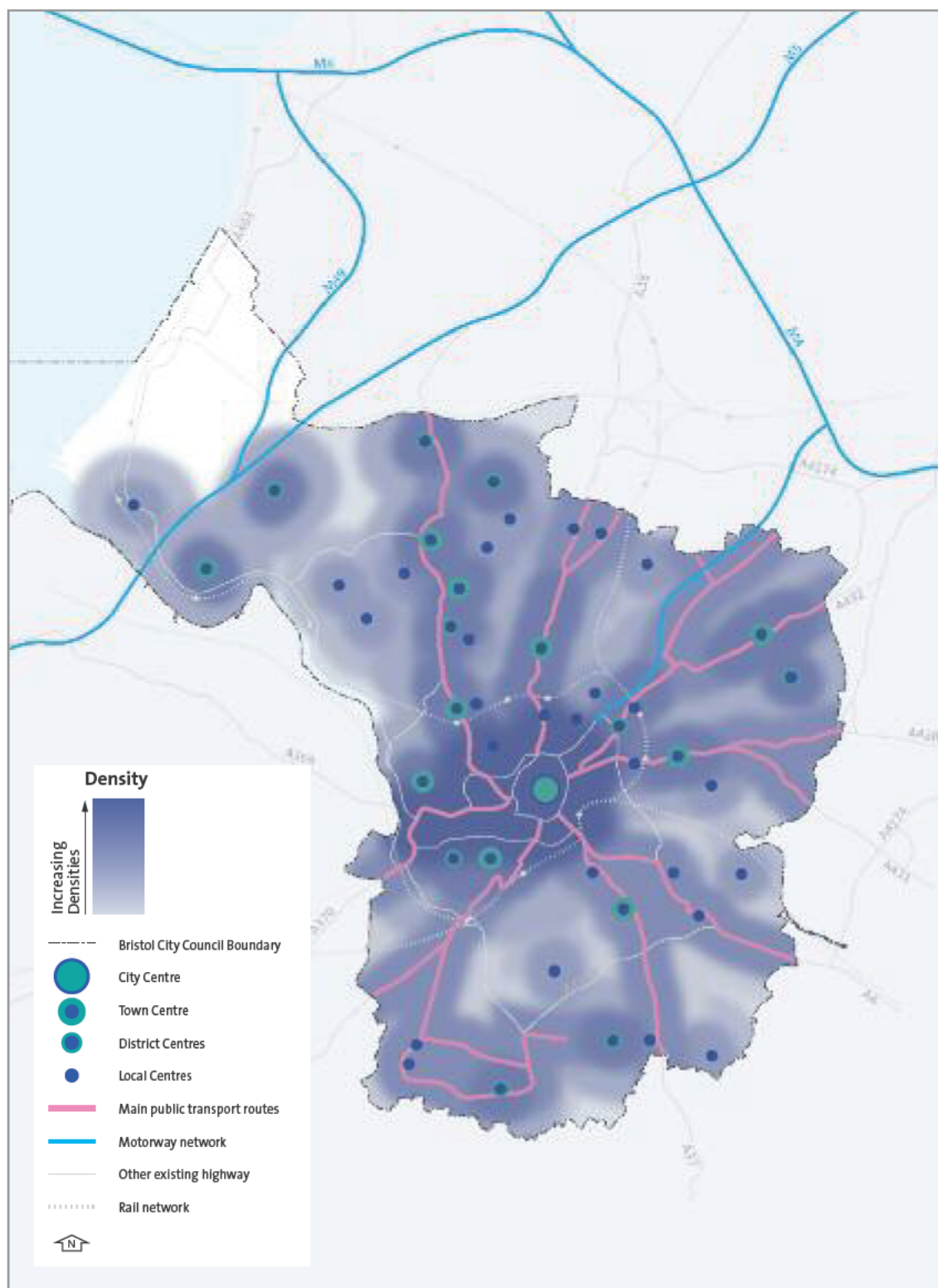
Percentage of new dwellings completed per annum at:

- i) Less than 30 dwellings per hectare
- ii) Between 30 and 50 dwellings per hectare
- iii) Between 50 and 60 dwellings per hectare
- iv) Between 60 and 100 dwellings per hectare
- v) Above 100 dwellings per hectare

Citywide density mapping showing average density of new dwellings completed every 5 years by Lower Layer Super Output Area (LSOA)



Diagram 4.20.1: Approach to the efficient use of land (illustrative)



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Diagram 4.20.2: Examples of Residential Densities

The following are examples of different residential densities from both recent developments and established residential areas.

200 dph
Wapping
Wharf
(proposed
development)



150 dph
The Zone,
St Philip's



120 dph
Totterdown



100 dph
The Point



85 dph
Southville



50 dph
Pen Park



dph = dwellings per hectare

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Wapping Wharf imagery © AIMS Ltd 2004