



APPENDIX 1
BRISTOL PLANNING POLICY AND NATIONAL POLICY REVIEW
FOR
EMMAUS BRISTOL ROOFTOP DEVELOPMENT PROPOSAL



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Bristol Core Strategy (June 2011)	
Policy No:	Policy BCS2
Policy requirement	Bristol City Centre's role as a regional focus will be promoted and strengthened. Development will include mixed uses for offices, residential (incl. provision of around 7,400 new homes, primarily on previously developed land), retail, leisure, tourism, entertainment and arts and cultural facilities. More efficient use of land and a greater mix of uses will be encouraged. Design of development will be expected to be of the highest standard in terms of appearance, function, conservation of heritage assets, sustainability and maintaining and enhancing green infrastructure. Key views will be protected. Major developments should demonstrate measures to enhance social inclusion and community cohesion, especially in respect of those communities close to the city centre.
Agile response:	The proposal retains existing commercial space; creates 15 new homes on the roof, which represents very efficient use of space and at a density of 115 homes per hectare / 161.5 bed spaces per hectare; promotes a very high quality, community-led and community focused development; with significant social and economic impacts; with no negative impacts on the skyline or adjacent conservation areas.
Policy No:	Policy BCS9
Policy requirement	Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size.
Agile response:	The development includes landscaped community space for residents.
Policy No:	Policy BCS10
Policy requirement	Development proposals will be determined and schemes will be designed to reflect the following transport user priorities as set out in the Joint Local Transport Plan: a) The pedestrian; b) The cyclist; c) Public transport; d) Access for commercial vehicles; e) Short stay visitors by car; f) The private car. Development proposals should be located where sustainable travel patterns can be achieved, with more intensive, higher density mixed use development at accessible centres and along or close to main public transport routes.
Agile response:	The site is close to the city centre, bus routes, pedestrian routes and local amenities. The proposal prioritises travel by foot, cycle and public transport. The proposal increases cycle storage on site. It ensures retention of access for commercial vehicles, serving the whole site, and retains existing short stay parking spaces. Given its location it does not provide any additional private car parking spaces.
Policy No:	Policy BCS13
Policy requirement	Development should contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. Development should mitigate climate change through measures including high standards of energy efficiency including optimal levels of thermal insulation, passive ventilation and cooling, passive solar design, and the efficient use of natural resources in new buildings.
Agile response:	A Sustainability Statement is included with the planning application.

	<p>The homes are all designed using low carbon principles, with low u-values, high air tightness and low thermal bridging. This means that there will be very low energy demand and associated running costs. Furthermore the acoustic quality of the building, coupled with high performance glazing, environmentally friendly paints and internal finishes, creates a healthy, safe and peaceful environment for any occupiers and low maintenance costs.</p> <p>The main materials used in construction are wood and straw. These are natural, photosynthetic materials which have sequestered huge amounts of CO2 during their lifecycle. Carbon capturing materials such as this are the future of the construction industry. They demonstrate how we can reduce our greenhouse gas emissions and help combat the climate crisis. A one bedroom Agile home (a Tam) typically captures or banks 27 tonnes of carbon.</p>
Policy No:	BCS14
Policy requirement	<p>Energy strategy</p> <p>Policy BCS14 requires a systematic approach whereby development reduces carbon emissions through the application of the following energy hierarchy: 1. Minimising energy requirements; 2. Incorporating renewable energy sources; 3. Incorporating low-carbon energy sources.</p> <p>The energy strategy should show the projected annual energy demand for heat and power from the development together with the associated CO2 emissions, using the methodology in the current Building Regulations Part L as a baseline, then demonstrate how the emissions from energy use in the development will be reduced in accordance with the energy hierarchy</p>
Agile response:	<p>An Energy Statement is included with the planning application.</p> <p>This proposal, in its design and operation, will reduce carbon emissions. The homes are all designed using low carbon principles, with low u-values, high air tightness and low thermal bridging. This means that there will be very low energy demand and associated running costs. All homes will be well lit, well ventilated, and – because of a building fabric first approach - units will be warm in winter and cool in summer.</p>
Policy No:	Policy BCS15
Policy requirement	<p>Sustainable design and construction will be integral to new development in Bristol. In delivering sustainable design and construction, development should address the following key issues: Maximising energy efficiency and integrating the use of renewable and low carbon energy; Waste and recycling during construction and in operation; The type, life cycle and source of materials to be used; Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting; Opportunities to incorporate measures which enhance the biodiversity value of development, such as green roofs.</p> <p>From 2016 residential development will be expected to meet Level 6 of the Code for Sustainable Homes. All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design</p>
Agile response:	<p>As above, this proposed development ticks all the boxes of sustainable design and construction:</p> <ul style="list-style-type: none"> • All homes are constructed from natural, carbon banking materials

	<ul style="list-style-type: none"> • All homes will be very energy efficient • The MMC process for manufacturing homes will reduce waste – on and off site • The homes are flexible and adaptable – in terms of occupation, use and position. • Use of the roof space maintains flexibility and adaptability of the existing building space. • Green roofs are included in the proposal for additional suds performance and enhanced biodiversity, alongside landscaped communal areas. • Storage of refuse and recyclable materials is included in the proposal.
Policy No:	Policy BCS17
Policy requirement	Affordable housing will be required in residential developments of 15 dwellings or more. Residential developments should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The tenure, size and type of affordable units will reflect identified needs, site suitability and economic viability.
Agile response:	<p>An Affordable Housing Statement is included with the planning application.</p> <p>All homes will be for rent, either as move on accommodation or private rented accommodation, and at least of 50% of these homes will be for rent at Local Housing Allowance (LHA) rates. This meets the express needs of companions for move on accommodation and the wider community. Being part of a community is vital for companions and ex-companions. The scheme has been designed to promote a close and connected community, to ensure support is available to those that need it.</p>
Policy No:	Policy requirement
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; employ imaginative design solutions. Residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards.
Agile response:	This proposal represents an imaginative and practical solution to the lack of affordable homes for the Emmaus Bristol community and its companions. It utilises air / roof space and modern methods of construction – with off-site manufacture and on-site assembly – to deliver new homes. The proposal includes 1 and 2 bedroom accommodation, shared and independent accommodation. This meets the express desires of companions, the Emmaus Bristol community and wider community. All homes meet national space standards. Being part of a community is vital for ex-companions. The scheme has been designed to promote a close and connected community, to ensure support is available to those that need it.
Policy No:	Policy BCS20
Policy requirement	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. For residential development a minimum indicative net density of 50 dwellings per hectare will be sought. 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.
Agile response:	This proposal represents an imaginative and practical solution to the lack of affordable homes for the Emmaus Bristol community and its companions. It utilises air / roof space and modern methods of construction – with off-site manufacture and on-site assembly – to deliver new homes. The density of the development is 115 homes per hectare / 161.5 bed spaces per hectare (on the basis of 0.13 ha's site / usable roof area), significantly above the 50 dph minimum requirement.
Policy No:	Policy BCS21
Policy requirement	New development in Bristol should deliver high quality urban design Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness. Promote accessibility and permeability by creating places that connect with each other and are easy to move through. Promote legibility through the provision of recognisable and understandable places, routes, intersections and points of reference. Deliver a coherently structured, integrated and efficient built form that clearly defines public and private space. Deliver a safe, healthy, attractive, usable, durable and well-managed built environment comprising high quality inclusive buildings and spaces that integrate green infrastructure. Create a multi-functional, lively and well-maintained public realm. Safeguard the amenity of existing development and create a high-quality environment for future occupiers. Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses. Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions.
Agile response:	The Urban Living SPD checklist for major developments is included as an appendix to the Design, Access and Sustainability Statement. It helps to demonstrate that the proposed development, which is innovative in design and construction, reflects the "unorthodox and individual character of Stokes Croft" and the distinctive cultural identity of St Paul's. It is a rooftop development and, as such, it cannot be expected to connect directly with other spaces. However, it is very accessible (for residents and visitors) from the street, which itself connects with the local centre and city centre. Each home has its own private space, but is well connected to shared, overlooked, landscaped community space – ensuring that all residents can better know their neighbours, can look after each other, are connected to the Emmaus and fully meets the needs of residents. Consequently the proposal promotes a high quality, safe, healthy, attractive, usable and will be well managed place, with high quality homes and multi-functional space. Its layout and design has been carefully considered to ensure the amenity of adjoining residents is protected.
Policy No:	Policy BCS22
Policy requirement	Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including conservation areas.

Agile response:	The site is not in a conservation area. The development has no negative impacts on the two adjoining conservation areas.
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Site Allocations & Development Management Policies (July 2014)	
Policy No:	Policy DM1
Policy requirement	Presumption in favour of sustainable development
Agile response:	<p>The proposed development is extremely sustainable</p> <ul style="list-style-type: none"> ✓ It's in a very sustainable and accessible location, in the city centre; ✓ It will enhance the thriving, exciting Stokes Croft and St Pauls community; ✓ It makes efficient use of a scarce land resource: utilising air space, above an office, retail and warehouse building, in an innovative, bold and creative way; ✓ It delivers new homes, that meet national space standards, at pace utilising modern methods of construction; ✓ All those homes will be low carbon and energy efficient, with natural carbon capturing materials used in their construction; ✓ All homes will be high quality and affordable, particularly benefitting former companions and those in need of housing, where it is most needed. At least 50% of homes will be for affordable rent; ✓ It creates a healthy community, with independent living space connected by well designed, fit for purpose communal space and connected to the wider Emmaus community; ✓ It creates employment opportunities, it diversifies the Emmaus Bristol offer and will provide work experience, training and new skills for companions; ✓ As such, it will help to reduce health and wealth inequalities; ✓ It complements other rooftop developments locally, respects local development patterns, protects heritage assets and residential amenity. ✓ It will have significant social, economic and environmental impacts. A 2012 study showed that for every £1 invested in Emmaus, £11 is generated in social, environmental and economic return every year. This will not only benefit companions, Emmaus and the wider community, but also benefit Bristol City Council; ✓ It scores very well against the criteria set out in the Council's Urban Living SPD.
Policy No:	Policy requirement
Policy DM14	<p>The Health Impacts of Development</p> <p>Development should contribute to reducing the causes of ill health, improving health and reducing health inequalities within the city through, for example providing a healthy living environment; promoting and enabling healthy lifestyles as the normal, easy choice; providing good access to health facilities and services.</p>

Agile response:	The proposed homes will have a high acoustic quality synonymous with straw insulation technology, coupled with high performance glazing, environmentally friendly paints and internal finishes, thereby creating a healthy, safe and peaceful environment for any occupiers and low maintenance costs. The private and communal amenity spaces will help ensure a healthy, connected community. The site is close to local health facilities and services.
Policy No:	Policy DM15
Policy requirement	Green Infrastructure Provision All new residential development should be designed and located to facilitate opportunities for local food growing. The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.
Agile response:	This rooftop development includes landscaped communal areas and space for local food growing – a roof top allotment for both communal and private use of residents
Policy No:	Policy DM23
Policy requirement	Transport Development Management Development should not give rise to unacceptable traffic conditions and will be expected to provide: Safe and adequate access for all sections of the community within the development and onto the highway network; Adequate access to public transport; an appropriate level of safe, secure, accessible and usable parking
Agile response:	The proposal includes safe and appropriate access between the street and the rooftop, via the main entrance to Backfields House. It is within easy walking distance of public transport routes. It includes adequate and safe cycle parking facilities. It does not increase car parking provision above existing levels, it maintains service arrangements and will not give rise to any unacceptable traffic conditions.
Policy No:	Policy DM26
Policy requirement	Local Character and Distinctiveness The design of development proposals will be expected to contribute towards local character and distinctiveness by: Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; Responding appropriately to local patterns of movement and the scale, character and function of streets and public spaces; a Retaining, enhancing and creating important views into, out of and through the site; Responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; Reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; Reflecting the predominant materials, colours, textures, landscape treatments and boundary treatments in the area.
Agile response:	The proposed development does not project beyond the existing elevations. It respects the footprint of the existing building and the grain of development locally. It utilises the existing main access to the building, which is legible and relates well to the street. Emmaus Bristol does not seek to overdevelop the site, but instead responds to the express needs of companions by creating a rooftop community that is connected to the Emmaus Bristol community and the wider locality. The development will include single and two storey homes, respecting the scale and massing of surrounding buildings, the amenity of neighbours and the need to

	achieve national space standards. The homes, private and communal spaces will have views out over the city, which will be uplifting and ensure residents feel part of the city. The building finishes and materials in the immediate vicinity of the site are an eclectic mix of materials that reflect the melting pot that is, Stokes Croft! There are building frontages locally which are unique to each building and reflect the innovative, artistic, vibrant nature of the area, such as the many murals including those on the elevations of the neighbouring. Bristol has a strong history of residents taking ownership of their local aesthetic and it is something we will explore further with companions and local residents to add character to the proposed development.
Policy No:	Policy DM27
Policy requirement	<p>Layout and Form</p> <p>Ensure that the layout, scale and enclosure of streets and spaces are appropriate to their function, character, capacity, hierarchy and local climatic conditions; Create distinct public fronts and private backs; Enable natural surveillance over all publicly accessible spaces; Respond appropriately to local climatic conditions including solar orientation and prevailing winds; Enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight; Enable the provision of adequate appropriate and usable private or communal amenity space; The height, scale and massing of development should be appropriate to the immediate context; Design solutions should optimise adaptability and energy efficiency and promote health and wellbeing; Development should be designed to foster a sense of community and minimise the opportunities for crime;</p>
Agile response:	<p>The Urban Living SPD checklist for major developments is included as an appendix to the Design, Access and Sustainability Statement. It covers many of the criteria listed in Policy DM27. Suffice to say that the proposed development:</p> <ul style="list-style-type: none"> ✓ Provides a layout, scale and sense of enclosure that is entirely appropriate to its function, to the capacity of the roof space and to local climatic conditions, including wind. ✓ Will create a high quality and distinct development, with views from new homes over the community's communal space, over neighbouring streets and over the city. ✓ Includes private and public space; well lit, open plan living space; ✓ Has, at the core of its design and operation, the health and wellbeing of future residents – especially through the creation of a well-connected, caring community ✓ In areas where visual impact and right to light issues could an issue for neighbouring buildings with have employed the least impactful solutions, in particular for homes in the North East and South West of the site. We kept eaves levels are low as possible and have provided attractive finishes, such as sedum roofs, to help mitigate visual impact. Furthermore we have offset fenestration placements, to avoid direct overlooking into neighbouring properties.
Policy No:	Policy DM29
Policy requirement	<p>Design of New Buildings</p> <p>New buildings should be designed to a high standard of quality; Incorporate opportunities for green infrastructure such as green roofs, green walls and green decks; Incorporate exteriors and elevations that provide visual interest from a range of</p>

	viewing distances and are visually organised and well-proportioned; Employ high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that contribute positively to the character of the area; provide dual aspect where possible, particularly where one of the aspects is north-facing
Agile response:	The Urban Living SPD checklist for major developments is included as an appendix to the Design, Access and Sustainability Statement. It covers many of the criteria listed in Policy DM29. New homes will be of a very high standard of design, including dual aspect windows; will include sedum roofs and landscaped roof-top space; will – as the 3D drawings show – provide well proportioned, well organised and interesting elevations; will, overall, make a very positive contribution to the character of the area.
Policy No:	Policy DM30
Policy requirement	Alterations to Existing Buildings Extensions and alterations to existing buildings will be expected to: Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene
Agile response:	The proposed development respects the footprint of the existing building and the grain of development locally. It utilises the existing main access to the building, which is legible and relates well to the street. The development will vary in height, between one and two storeys, on a building that is two storeys in height but is surrounded by taller buildings'
Policy No:	Policy DM31
Policy requirement	Heritage Assets Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance
Agile response:	The site is not in a conservation area. The development has no negative impacts on the setting of the two adjoining conservation areas.
Policy No:	Policy DM32
Policy requirement	Recycling and Refuse Provision in New Development Communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole
Agile response:	Waste and recycling facilities will be provided at ground floor level, complementing those serving the existing building. Bin stores for residents will only be accessible via key code. Site management staff will ensure that bins are accessible to refuse collection operatives on the days that they required.
Policy No:	Policy DM38
Policy requirement	Minerals Safeguarding Areas Within the Coal Resource Area outside the designated Minerals Safeguarding Areas the prior extraction of surface coal on development sites of 1 hectare or more will be encouraged where it is practicable and environmentally feasible.
Agile response:	The proposed homes will be deployed on a platform, which will itself be supported by 'legs' that are necessarily anchored in the ground alongside Backfields House with mini screw piles. Consequently the development will have a de minimis impact on any future coal extraction.

BRISTOL CENTRAL AREA PLAN (MARCH 2015)	
Policy No:	Policy BCAP1
Policy requirement	Mixed-use development in Bristol City Centre New development in Bristol City Centre will be expected to contribute to the mix of uses in the wider area. A mix of new homes, employment and other uses will be sought as appropriate to the site and its context.
Agile response:	The proposed development on the roof allows and supports the diversification of the use of the building, which also includes retail, warehousing and office space. The addition of residential contributes to the mix of uses in the area. The use of roof space, plus a panelised system of building and assembly of each building on the roof, allows the existing uses within the building to remain open during the construction process.
Policy No:	Policy BCAP2
Policy requirement	New homes through efficient use of land Where the upper floors of commercial premises are vacant or underused, the use of those floors for new homes will be encouraged, provided that appropriate independent access is available to the proposed homes and provided that the viability of the ground floor premises would not be threatened
Agile response:	This proposal represents an imaginative, practical and very efficient use of roof space / air space above Backfields House. It utilises modern methods of construction – with off-site manufacture and on-site assembly – to deliver new homes. The density of the development is 115 homes per hectare / 161.5 bed spaces per hectare (on the basis of 0.13 ha's site / usable roof area), significantly above the 50 dph minimum requirement. The use of roof space, plus a panelised system of building and assembly of each building on the roof, allows the existing uses within the building to remain open during the construction process.
Policy No:	Policy BCAP3
Policy requirement	Family sized homes Throughout the city centre the development of new homes will be expected to contain a proportion of family sized homes, consisting of houses with two or more bedrooms
Agile response:	The proposed development includes three (20% of the total) two bed, three person homes. This ensure that, the development can accommodate demand from a family for space.
Policy No:	Policy BCAP20
Policy requirement	Sustainable design standards Development in Bristol City Centre will be expected to meet sustainable design standards.
Agile response:	The Urban Living SPD checklist for major developments is included as an appendix to the Design, Access and Sustainability Statement.

	<p>Housing design:</p> <p>The homes are all designed using low carbon principles, with low u-values, high air tightness and low thermal bridging. This means that there will be very low energy demand and associated running costs. Furthermore the acoustic quality of the building, coupled with high performance glazing, environmentally friendly paints and internal finishes, creates a healthy, safe and peaceful environment for any occupiers and low maintenance costs.</p> <p>The main materials used in construction are wood and straw. These are natural, photosynthetic materials which have sequestered huge amounts of CO2 during their lifecycle. Carbon capturing materials such as this are the future of the construction industry. They demonstrate how we can reduce our greenhouse gas emissions and help combat the climate crisis. A one bedroom Agile home (a Tam) typically captures or banks 27 tonnes of carbon.</p> <p>Design of the proposed development:</p> <p>The proposed development:</p> <ul style="list-style-type: none"> ✓ Provides a layout, scale and sense of enclosure that is entirely appropriate to its function, to the capacity of the roof space and to local climatic conditions, including wind. ✓ Will create a high quality and distinct development, with views from new homes over the community's communal space, over neighbouring streets and over the city. ✓ Includes private and public space; well lit, dual aspect, open plan living space for better daylight penetration and cross ventilation ✓ Has, at the core of its design and operation, the health and wellbeing of future residents – especially through the creation of a well-connected, caring community ✓ Will include sedum roofs and landscaped roof-top space for improved SUDs and promotion of biodiversity
Policy No:	Policy BCAP25
Policy requirement	<p>Green infrastructure in city centre developments</p> <p>To reduce the impact of overheating and surface water run-off, new development in Bristol City Centre will be expected to include an element of green infrastructure where possible as an integral part of its design</p>
Agile response:	This rooftop development includes landscaped communal areas and space for local food growing / roof top allotment.
Policy No:	Policy BCAP29
Policy requirement	<p>Car and cycle parking</p> <p>in Bristol City Centre, a significantly lower level of car parking provision will be expected; Development in Bristol City Centre will be expected to meet or exceed the minimum standards for secure cycle parking; Developments of new homes that provide fewer car parking spaces than the maximum standard and car free residential developments will be acceptable where they are consistent with Site Allocations and Development Management Policy DM23.</p>

Agile response:	It includes adequate and safe cycle parking facilities, namely 10no. Sheffield Stands in addition to existing to provide for 20no. spaces for new residents. This includes new level hardstanding and soft landscape to improve visual impact and a natural guarding/barrier on areas of increasing level changes. It does not increase car parking provision above existing levels.
Policy No:	Policy BCAP45
Policy requirement	<p>The Approach to St. Paul's & Stokes Croft</p> <p><i>While a conventional approach to regeneration could, in time, deliver comprehensive change on some of the area's key sites, such an approach to development may be less likely to support the unorthodox and individual character of Stokes Croft/North Street than would a community-led, less regulated approach, that allows more flexibility for premises to move for example between shopping, business and arts or cultural uses, reflecting the way that recent investment has been attracted to the area.</i></p> <p>Development in St. Paul's & Stokes Croft will be expected to respect the historic scale and form of development in the neighbourhood</p>
Agile response:	<p>The proposed development, which is a community-led, bold and innovative, reflects the "unorthodox and individual character of Stokes Croft" and the distinctive cultural identity of St Paul's.</p> <p>The proposed development does not project beyond the existing elevations. It respects the footprint of the existing building and the grain of development locally. Emmaus Bristol does not seek to overdevelop the site, but instead responds to the express needs of companions by creating a rooftop community that is connected to the Emmaus Bristol community and the wider community. The homes, private and communal spaces will have views out over the city, which will be uplifting and ensure residents feel part of the city. The building finishes and materials in the immediate vicinity of the site are an eclectic mix of materials that reflect the melting pot that is, Stokes Croft! There are building frontages locally which are unique to each building and reflect the innovative, artistic, vibrant nature of the area, such as the many murals including those on the elevations of the neighbouring. Bristol has a strong history of residents taking ownership of their local aesthetic and it is something we will explore further with companions and local residents to add character to the proposed development.</p>
Policy No:	BCAP SA5
Policy requirement	<p>Site Allocations in St. Paul's & Stokes Croft</p> <p>SA501 Lakota Nightclub / Former Coroner's Court, Upper York Street / Backfields</p>
Agile response:	This proposal is consistent with the aspirations of this policy in relation to delivering of homes in the city centre, utilising brownfield sites and delivering at high densities. This policy also demonstrates the need for regeneration in St Paul's and Stokes Croft. The proposal for Backfields House also helps to meet that need.

St Paul's and Stokes Croft Neighbourhood

Policy reference:

BCAP 45: The Approach to St. Paul's & Stokes Croft

BCAP SA5: Site Allocations in St. Paul's & Stokes Croft

Site reference:

SA501

Site address/location:
Lakota Nightclub / Former Coroner's Court, Upper York Street / Backfields

Site area:
0.25 hectares

Ward: Ashley

Suggested uses: Housing

Suggested homes: 60



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CITY CENTRE FRAMEWORK (JUNE 2020)	
Policy No:	
Policy requirement	Add to the rich and diverse legacy of the wider built environment by delivering positive urban design solutions, that embrace excellence in architecture
Agile response:	The proposed development is a community-led, bold and innovative. It is an ambitious and excellent design solution to a widespread problem: lack of affordable housing.
Policy No:	
Policy requirement	Promote the efficient use of urban land, increasing site densities where appropriate
Agile response:	This proposal represents an imaginative, practical and very efficient use of roof space / air space above Backfields House. The density of the development is 115 homes per hectare / 161.5 bed spaces per hectare (on the basis of 0.13 ha's site / usable roof area), significantly above the 50 dph minimum requirement. It would not be appropriate to further increase the density on this site, given the nature and scale of the existing building, the need for community space at the heart of the development and the need to protect residential amenity.
Policy No:	
Policy requirement	Enhance the built environment through inward investment and the creation of high quality townscape

Agile response:	It is expected that the development will be delivered as a result of significant investment by Homes England and Emmaus, equating to real investment and much needed regeneration in the St Paul's / Stokes Croft community. The Urban Living SPD checklist for major developments, which is included as an appendix to the Design, Access and Sustainability Statement, demonstrates that the proposal will result in high quality development, enhancing and respecting the existing townscape.
Policy No:	Aim 18
Policy requirement	Promoting appropriate building height The framework proposes a height range of 4-6 storeys for buildings that enclose streets, creating human scale 'base buildings', with opportunities to increase heights within larger blocks. Greater building height could be considered where it would not be harmful to local character and distinctiveness and in particular the setting of valued historic buildings.
Agile response:	The existing building is two storeys in height, lower than many of the surrounding buildings. The proposal will add one to two storeys to the building, in an interspersed, articulated addition - not as a solid mass. This increase in height, particular in the manner proposed, will add value and distinctiveness locally and will not harm any historic assets.
Policy No:	Aim 19
Policy requirement	Design approach Reinvent In less sensitive areas, or where larger potential development blocks exist, there may be opportunities to adopt the BCAP 'Reinvented City' Urban design approach. This involves the creation of new and often large scale development on sites and in areas with capacity for significant new development that responds to Bristol's unique context in a more overtly contemporary and often bold manner.
Agile response:	The proposed development is in a less sensitive part of the city – in terms of heritage. It is community-led, bold, contemporary and innovative. It is an ambitious and excellent design solution, on a difficult site.
Policy No:	Aim 21
Policy requirement	Ensuring sustainable developments New buildings should be designed to achieve high energy efficiency; Green roofs will be expected on sites where minimal other green infrastructure is proposed.
Agile response:	New homes include sedum roofs and the development will deliver a landscaped roof-top space. The homes are all designed using low carbon principles, with high u-values, air tightness and low thermal bridging. This means that there will be very low energy demand and associated running costs.

PLANNING OBLIGATIONS SPD (SEPT 2012)	
Policy No:	Context: Prioritisation
Policy requirement	As a general rule the provision of affordable housing, followed by legitimate site-specific obligations identified by Neighbourhood Partnerships or through Neighbourhood Plans will be given priority over other obligations.

Agile response:	This development will provide a minimum of 50% affordable housing, available for rent at LHA rates. A higher % will be made available, depending on the availability of grant.
Policy No:	Trigger for affordable housing obligation
Policy requirement	Obligations in respect of Affordable Housing provision will be required from all residential development proposals containing 15 or more dwellings.
Agile response:	The development is for 15 homes. It will provide a minimum of 50% affordable housing, available for rent at LHA rates.
Policy No:	Site specific measures
Policy requirement	Funding of local transport measures such as walking, cycling and localised public transport improvements, where development creates a specific need for such measures to directly mitigate its impact; Compensation for loss of revenue where a development results in the temporary or permanent loss of an on street metered parking bay; Funding of Legible City Signage where a development will require new signage or the upgrading of existing signage; Funding for ecological measures where a development has an adverse impact on local habitats and ecology, or the provision of alternative habitats to compensate for any loss; Provision of on-site Car Club Services in large-scale residential development comprising in excess of 100 units; Funding for measures formally identified as Neighbourhood Partnership priorities or through Neighbourhood Plans that will be adversely impacted on by a development proposal, and which could legitimately be covered by planning obligations.
Agile response:	It is expected that this development will be public and 3rd sector funded. The development will include a minimum 50% affordable housing. The development does not result in any loss of parking; does not lead to the need for new or upgraded signage; does not have a negative impact on ecology and will enhance biodiversity at rooftop level. There should be no requirement for any S106 contributions from this development for off-site works.

SPD10 – St Pauls (Dec 2006)	
Policy No:	Objective 1 – Homes
Policy requirement	To create a sustainable mixed and balanced residential community in St Paul's by seeking to ensure that residential development provides a mix of housing type and tenure that meet the needs of St Paul's. Balanced and sustainable communities should meet the needs of different population groups at different stages of their life cycles so that no-one is forced, through lack of choice, to leave their community to buy a house or flat, to house a family or to downsize as they grow older. The Council will expect at least 20% of the total number of dwellings in new residential developments to be family sized dwellings of 3 or more bedrooms. Density will generally not be expected to be below 70 dwellings per hectare and not below that of the immediate area.
Agile response:	This proposal represents an imaginative and practical solution to the lack of affordable homes for the Emmaus Bristol community and its companions. It utilises air / roof space and modern methods of construction – with off-site manufacture and on-site assembly – to deliver new homes. The proposal includes 1 and 2 bedroom accommodation, shared and independent

	accommodation. This meets the express desires of companions, the Emmaus Bristol community and wider community. All homes meet national space standards. Being part of a community is vital for companions and ex-companions. The scheme has been designed to promote a close and connected community, to ensure support is available to those that need it, which helps to minimise the relocation of people away from the Emmaus Bristol community. The density of the development is 115dph, in excess of the 70 dph set out in this policy.
Policy No:	Objective 2 – A thriving economy
Policy requirement	<p>To ensure the diverse local economy in St Paul's is protected and strengthened, particularly for small affordable business units that meet local business needs and maintain the mixed commercial character of St Paul's.</p> <p>In 2005, there were local community concern about the loss of employment floor space and highlighted community aspiration to maintain St Paul's existing mix of land uses by protecting existing employment sites and providing business premises and employment floor space that meets local demand. Proposals that result in the retention and improvement of existing employment sites and premises will be encouraged. Commercial and business activities will also be encouraged on ground floor frontages to contribute to maintenance of a varied, attractive and lively character.</p>
Agile response:	The proposal retains all existing commercial space, allows that space to remain open during construction and will support the viability of commercial space on this site, in the local area and in Emmaus Bristol's other premises.
Policy No:	Objective 4 – High quality places, spaces and urban design
Policy requirement	<p>To secure a high quality environment from new development that delivers high quality design while addressing the causes of climate change and securing an attractive built and natural environment.</p> <p>New development should complement and enhance the positive characteristics of the area, respecting the local context, reinforcing local distinctiveness through innovation, and incorporating sustainable design and construction good practice.</p> <p>Design considerations: 1. identify the contextual characteristics of the local area through research and analysis; 2. identify the contextual characteristics which are most likely to be affected with regard to the scale of the development; 3. assess whether the development itself will provide a 'background' or 'landmark' building, and that it respects existing public spaces and views; 4. ensure that the impact on existing skylines has been considered to avoid harm, and encourage enhancement; 5. demonstrate how the layout and form of the development will affect traditional building lines, established layout, plot sizes, and areas of public and private use within the local area; 6. demonstrate how the massing and siting of buildings, along with structural planting, will impact on the street and town-scape, local climatic conditions and energy consumption; 7. give careful attention to the detailed design of building exteriors and elevations e.g. through choice of materials, location of entrances, etc., to provide interest from close, medium and long distance views; 8. incorporate appropriate hard and soft landscape treatment; 9. ensure the development is accessible in the detailed design of the building entrances; 10. consider any potential problems which the development may pose in terms of safety and security; 11. provide adequately sized, positioned and accessible waste and recycling facilities within the footprint of the building; 12. consider the relative accessibility of new development. 13. sustainable design and construction of buildings.</p>

Agile response:	The Urban Living SPD checklist for major developments, which is included as an appendix to the Design, Access and Sustainability Statement, and the responses in this document to other policy requirements, demonstrates that the proposal meets and exceeds the requirement of this objective.
Policy No:	Objective 5 - Community Involvement
Policy requirement	To encourage the involvement of the community in emerging development proposals. Applicants are encouraged, at an early stage of the development process, to involve local people in the design process. Developers will be encouraged to submit design and community involvement statements with their planning applications. These statements will show how community involvement has informed the submitted plans.
Agile response:	<p>In 2017, at the concept and feasibility stage of this proposal, there was consultation with companions as to what kind of accommodation was needed. We had 22 companion responses to a consultation on what kind of accommodation was needed: Move-on housing gained 13 votes compared to 6 for additional companion rooms and 3 votes for satellite housing.</p> <p>Respondents compiled a wish list as follows:</p> <ul style="list-style-type: none"> • Own space • Own toilet/ bathroom • Own space, when we choose to do so • The choice to be on your own or join in with the community • Security (removal of stress in relation to renting on a minimum wage job) • Stability • Sense of having a home not just somewhere I'm staying • Location – being central allows you to do other things outside of Emmaus, opportunities in the city • Good state of mind, not isolated • Living in a town or city, not just Emmaus • It's like a family – dysfunctional! – don't get that in hostels • Tranquillity • Outside space (though it was acknowledged that this could come from neighbourhood green space) • Some accessible rooms • Room for visitors <p>Ongoing discussions between support workers and companions highlighted the need to be in the city centre for BAME and LGBTQ+ companions who have experienced aggression and abuse elsewhere and feel more comfortable in a diverse area.</p>

	<p>In 2019, Agile engaged further with companions to take feedback on the emerging designs. That feedback has allowed the designs to be refined and improved, better meeting the needs of companions.</p> <p>In March 2020, Agile and Emmaus Bristol held a workshop with various construction professionals. This was a high-level exploration of constructive options for improving the viability. The companions representative also attended, so that companions' views were heard and their needs not diluted</p> <p>Between 6 – 22 November 2020 there was wider community engagement, including 400 consultation leaflets delivered to residents and businesses in neighbouring streets (Upper York Street; Cumberland Street; Wilder Street; Backfields; Backfields Lane; Brunswick Street; Cave Street and City Road.</p> <p>The community was asked for its views on the purpose of the scheme to provide affordable homes, the impact of the proposal on St Pauls and the benefits of the development to the community.</p> <p>In addition, there has been on-line coverage to a much wider audience. Emmaus Bristol invited people to respond through LinkedIn, FB and Twitter and its own web site. There was also coverage in the Bristol Post: https://www.bristolpost.co.uk/news/bristol-news/plansbuild-15-new-homes-4689329</p> <p>The response to this wider community engagement was extremely positive, with 83% of respondents supporting the proposal. There were 30 formal responses, of which 50% from people with a BS2 postcode.</p> <p>Of the 17% of respondents who did not support the proposal, most comments related to the principle of development (e.g. area too crowded already; too much development). There is nothing we can do to amend the scheme that will satisfy these concerns. Other more specific issues, such as residential amenity, have been addressed in the design.</p>
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AFFORDABLE HOUSING PRACTICE NOTE (APRIL 2018)	
Policy No:	New application validation requirements
Policy requirement	<p>Where affordable housing is required the Council's Planning Application Requirements Local List now requires the submission of an Affordable Housing Statement. To validate the application the submitted statement must:</p> <ul style="list-style-type: none"> - clearly set out the 'affordable housing offer'; and - include a full, un-redacted viability appraisal of the submitted proposal where neither policy targets nor the new interim 'threshold' have been met.

Agile response:	An Affordable Housing Statement is included with the planning application. It sets out the affordable housing offer of a minimum of 50% affordable housing, available for rent at LHA rates. A higher % will be made available, depending on the availability of grant. As such, a viability appraisal is not required.
Policy No:	Policy BCS17: Affordable Housing Provision
Policy requirement	<p>Affordable housing will be required in residential developments of 15 dwellings or more. The following percentage targets will be sought: through negotiation:</p> <ul style="list-style-type: none"> - 40% in North West, Inner West and Inner East Bristol; - 30% in all other locations. <p>Residential developments should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The tenure, size and type of affordable units will reflect identified needs, site suitability and economic viability. All units provided should remain at an affordable price for future eligible households or, if this restriction is lifted, for the subsidy to be recycled for alternative affordable housing provision.</p>
Agile response:	The development is for 15 homes. It will provide a minimum of 50% affordable housing, available for rent at LHA rates, and as such exceeds policy requirements. A minimum of 50% is offered, because a greater % of affordable housing for rent will be made available, if additional grant is available. Homes that are not being used for affordable rented accommodation will be made available as private rented accommodation, on assured shorthold tenancies, with Emmaus Bristol remaining at landlord at all times. The proposal includes 1 and 2 bedroom accommodation, shared and independent accommodation. The two bed homes are able to be used by families. This meets the express desires of companions, the Emmaus Bristol community and wider community. It is important for this proposal to have flexibility, in terms of space and occupation (above the 50% minimum), to meet housing needs locally.
Policy No:	Principles
Policy requirement	<p>Based on the findings of the 2009 and 2015 SHMA's the Council expects all eligible residential developments to contribute towards an evidenced city-wide need for affordable housing.</p> <p>On submission of the application the applicant will be expected to meet the affordable housing target percentages set out in relevant Local Plan policies without public subsidy.</p>
Agile response:	The development is for 15 homes. It will provide a minimum of 50% affordable housing, available for rent at LHA rates, and as such exceeds policy requirements. A minimum of 50% is offered, because a greater % of affordable housing for rent will be made available, if additional grant is available. An Affordable Housing Statement is included in the Design, Access and Sustainability Statement.
Policy No:	Threshold approach
Policy requirement	To encourage the provision of affordable housing, above the level currently being delivered, the Council has introduced for an interim period a 'threshold' approach to policy BCS17 that will apply in Bristol Inner West and Inner East zones. In these zones

	<p>applications meeting or exceeding 20% affordable housing could follow a 'Fast Track' route. The following general terms will apply to these applications. The applicant will agree to:</p> <ul style="list-style-type: none"> - commence the development of the scheme within 18 months of the permission being granted; - a viability testing process if no confirmation of commencement of the development of the scheme has been received within 18 months of the date of grant of the planning permission. <p>The Council will:</p> <ul style="list-style-type: none"> - waive the requirement for a viability appraisal to be submitted with the application; - consider greater flexibility regarding tenure requirements; - provide an effective application process
Agile response:	<p>The development is for 15 homes. It will provide a minimum of 50% affordable housing, available for rent at LHA rates, and as such exceeds policy requirements. It is hoped that, given the nature of the proposal, the clear demand for space from companions and the charitable status of the applicant, that this proposal will follow the 'fast track' route. The use of modern methods of construction will help shorten the delivery timeframe to ensure development is commenced within 18 months of a planning permission.</p>
Policy No:	Affordable housing tenure
Policy requirement	<p>The Council may consider adjusting the balance between tenures to meet particular local needs or other housing requirements of a locality or neighbourhood in order to promote balanced and sustainable communities.</p> <p>Where the applicant has agreed to meet the 'Threshold' of at least 20% affordable housing under policy BCS17 within Bristol Inner West and Inner East zones, the Council may consider alternative forms of affordable housing tenure to those normally prioritised above. Such tenures must be demonstrated as affordable.</p>
Agile response:	<p>The development is for 15 homes. It will provide a minimum of 50% affordable housing, available for rent at LHA rates, and as such exceeds policy requirements. A minimum of 50% is offered, because a greater % of affordable housing for rent will be made available, if additional grant is available. Homes that are not being used for affordable rented accommodation will be made available as private rented accommodation, on assured shorthold tenancies, with Emmaus Bristol remaining at landlord at all times. The proposal includes 1 and 2 bedroom accommodation, shared and independent accommodation. The two bed homes are able to be used by families. This meets the express desires of companions, the Emmaus Bristol community and wider community. It is important for this proposal to have flexibility, in terms of space and occupation (above the 50% minimum), to meet housing needs locally.</p>
Policy No:	Affordable housing statement
Policy requirement	<p>The Council's affordable housing policy will require the submission of an 'Affordable Housing Statement', showing</p> <ul style="list-style-type: none"> - The number of proposed units that fall into the council's definition of Affordable Housing. - The type of affordable housing being proposed (social rent, shared ownership etc.).

	- Plans showing the location of affordable housing units, the type of affordable housing, and the number of bedrooms for each unit.
Agile response:	An Affordable Housing Statement is included in the Design, Access and Sustainability Statement.

CLIMATE CHANGE AND SUSTAINABILITY PRACTICE NOTE (JULY 2020)	
Policy No:	Context
Policy requirement	<p>The council has declared a climate emergency and Bristol has committed, in the One City Plan, to becoming carbon neutral and climate resilient by 2030. This requires that the Council acts now to reduce direct and indirect carbon emissions to net zero and prepare and adapt to deal with the projected impacts of climate change.</p> <p>Developers should aim to exceed the requirements of the current local plan policies. Where development proposals go beyond the standards required by the current local plan, the benefits of such an approach can be taken into account as a material consideration when planning applications are decided.</p>
Agile response:	<p>A Sustainability Statement is included with the planning application.</p> <p>The homes are all designed using low carbon principles, with low u-values, high air tightness and low thermal bridging. This means that there will be very low energy demand and associated running costs. Furthermore the acoustic quality of the building, coupled with high performance glazing, environmentally friendly paints and internal finishes, creates a healthy, safe and peaceful environment for any occupiers and low maintenance costs.</p> <p>The main materials used in construction are wood and straw. These are natural, photosynthetic materials which have sequestered huge amounts of CO2 during their lifecycle. Carbon capturing materials such as this are the future of the construction industry. They demonstrate how we can reduce our greenhouse gas emissions and help combat the climate crisis. A one bedroom Agile home (a Tam) typically captures or banks 27 tonnes of carbon. We believe this exceeds Local Plan requirements and will help delivery on the Council's climate emergency targets by 2030.</p>
Policy No:	Sustainable Energy
Policy requirement	The energy strategy should show the projected annual energy demand for heat and power from the development together with the associated CO2 emissions, using the methodology in the current Building Regulations Part L as a baseline, then demonstrate how the emissions from energy use in the development will be reduced in accordance with the energy hierarchy
Agile response:	An Energy Statement is included with the planning application.
Policy No:	Sustainable design and construction
Policy requirement	Waste and recycling, water, materials, flexibility, green infrastructure, ICT

Agile response:	The requirements of this policy are covered in the Design, Access and Sustainability Statement.
Policy No:	Flood risk and water management
Policy requirement	This includes a requirement for a water management strategy as part of a Sustainable Drainage Strategy for major developments
Agile response:	The requirements of this policy are covered in the Design, Access and Sustainability Statement.
Policy No:	Adaption to climate change
Policy requirement	Policy BCS13 requires applicants to set out, as part of the Sustainability Statement, how the design and construction of the proposed development will provide adaptation to climate change, as well as mitigation
Agile response:	The requirements of this policy are covered in the Design, Access and Sustainability Statement and the Energy Statement.

WASTE AND RECYCLING – COLLECTION & STORAGE FACILITIES (FEB 2017)	
Policy No:	BSC15: Sustainable Design and Construction
Policy requirement	All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Major developments should include communal facilities for waste collection and recycling where appropriate.
Agile response:	Waste and recycling facilities will be provided at ground floor level, complementing those serving the existing building. This is located away from any commercial refuse facility on site. Bin stores for residents will only be accessible via key code. Site management staff will ensure that bins are accessible to refuse collection operatives on the days that they required. Provision will include: 1no. 1100ltr Mix recycle bin store; 1no. 100ltr General waste bin; 1no. Food recycle bin. All bins will be contained in a secure lockable timber clad bin store to match the finish of the proposed development.
Policy No:	DM23: Transport Development Management
Policy requirement	In accordance with the standards set out in the parking schedule at Appendix 2, development proposals will be expected to: provide appropriate servicing and loading facilities.
Agile response:	Existing serving and loading facilities for the building will be maintained.
Policy No:	DM32: Recycling and Refuse Provision in New Development
Policy requirement	Recycling and Refuse in New Development All new development will be expected to provide, as a minimum: In the case of other residential development: Sufficient spare capacity for the storage of individual recycling and refuse containers to reflect the current recycling regime; or communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole.
Agile response:	Waste and recycling facilities will be provided at ground floor level, complementing those serving the existing building. This is located away from any commercial refuse facility on site. Bin stores for residents will only be accessible via key code. Site management staff will ensure that bins are accessible to refuse collection operatives on the days that they required. Provision will

	include: 1no. 1100ltr Mix recycle bin store; 1no. 100ltr General waste bin; 1no. Food recycle bin. All bins will be contained in a secure lockable timber clad bin store to match the finish of the proposed development.
Policy No:	Residential development
Policy requirement	Residential developments must include adequate and appropriate means of storing refuse and recyclable materials, providing sufficient storage space to contain all waste produced over a 15 day period on the premises.
Agile response:	Waste and recycling facilities will be provided at ground floor level, complementing those serving the existing building. This is located away from any commercial refuse facility on site. Bin stores for residents will only be accessible via key code. Site management staff will ensure that bins are accessible to refuse collection operatives on the days that they required. Provision will include: 1no. 1100ltr Mix recycle bin store; 1no. 100ltr General waste bin; 1no. Food recycle bin. All bins will be contained in a secure lockable timber clad bin store to match the finish of the proposed development.
Policy No:	Bin Storage requirements
Policy requirement	<p>All new development (including houses, flats, and conversions) must provide accommodation for the external or ventilated internal storage of waste, organic and dry recyclables.</p> <p>Flatted development can often best be served by communal storage arrangements. Such provision will be expected for schemes with more than 15 units, where developments must incorporate storage for approximately 100 litres per flat on a weekly basis within the development comprising:</p> <ul style="list-style-type: none"> a. For (food) recycling a storage capacity of 4 litres per unit provided in 140 or 180 litre containers. b. For dry recyclables a combined storage capacity of up to 50 litres per unit provided in 240 or 360 litre containers, in groups of up to 6 containers. c. Dry recycling will be collected separately; normally as paper, card, plastic & cans and separate glass d. For general refuse a storage capacity of 65 litres per unit provided in one or more 1100 litre containers. e. For cardboard storage the volume required will be assessed for each scheme with 660 litre bins to be used for smaller developments and 1100 litre bins for larger developments <p>In a mixed use development such as a commercial property that includes residential dwellings, commercial waste must be strictly separated so that it does not enter the domestic waste stream.</p>
Agile response:	Waste and recycling facilities will be provided at ground floor level, complementing those serving the existing building. This is located away from any commercial refuse facility on site. Bin stores for residents will only be accessible via key code. Site management staff will ensure that bins are accessible to refuse collection operatives on the days that they required. Provision will include: 1no. 1100ltr Mix recycle bin store; 1no. 100ltr General waste bin; 1no. Food recycle bin. All bins will be contained in a secure lockable timber clad bin store to match the finish of the proposed development.

CYCLE PARKING PROVISION (JULY 2005)	
Policy No:	Context
Policy requirement	New developments must cater for the needs of cyclists in the form of good quality long and short-stay cycle parking
Agile response:	It includes adequate and safe cycle parking facilities, namely 10no. Sheffield Stands in addition to existing to provide for 20no. spaces for new residents. This includes new level hardstanding and soft landscape to improve visual impact and a natural guarding/barrier on areas of increasing level changes. It does not increase car parking provision above existing levels.
Policy No:	Short stay cycle parking
Policy requirement	Cycle parking facilities must be located in a safe, convenient location, usually within the curtilage of the development. Sheffield stands (defining a 'staple' or 'n' shape) are recommended for most types of development
Agile response:	It includes adequate and safe cycle parking facilities, namely 10no. Sheffield Stands in addition to existing to provide for 20no. spaces for new residents. This includes new level hardstanding and soft landscape to improve visual impact and a natural guarding/barrier on areas of increasing level changes. It does not increase car parking provision above existing levels.
Policy No:	Long stay cycle parking
Policy requirement	Long-stay cycle parking needs are those required by regular users of a building, such as the occupiers of residential accommodation or staff at their place of employment. The facilities must be located in a safe, secure, convenient, well-lit location within the curtilage of the development. Sheffield stands are almost always the most appropriate for long-stay cycle parking. However, groups of stands should be secured within a covered, lockable shelter or compound, or within a lockable area of a building.
Agile response:	It includes adequate and safe cycle parking facilities, namely 10no. Sheffield Stands in addition to existing to provide for 20no. spaces for new residents. This includes new level hardstanding and soft landscape to improve visual impact and a natural guarding/barrier on areas of increasing level changes. It does not increase car parking provision above existing levels.

TECHNICAL HOUSING STANDARDS - NATIONAL DESCRIBED SPACE STANDARDS (MARCH 2015)	
Policy No:	Context
Policy requirement	This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
Agile response:	The design of all homes meets national described space standards and the Council's Urban Living SPD.

	<p>The development includes:</p> <ul style="list-style-type: none"> • 3 x 2 bed (3 person) homes at 61m²; • 11 x 1 bed (1 person) two storey duplex homes at 47.2 m²; • 1 x 1 bed (1person) single storey home at 37m².
Policy No:	Standards
Policy requirement	<p>The standard requires that:</p> <ol style="list-style-type: none"> a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m² e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area) g. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area
Agile response:	<p>In addition to meeting national described space standards, the proposed homes include:</p> <ul style="list-style-type: none"> • Built in storage space that meets national described space standards (see unit typology plans) • A double / twin bedroom in all two bedroom homes • All single bedrooms have a floor area of at least 7.5m² and are at least 2.15m wide. • All double (or twin) bedrooms have a floor area of at least 11.5m² • All living space has a minimum height of 2.5m • Minimum floor to ceiling heights are 2.3m for at least 75% of the Gross Internal Area.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	