

## SPACED OUT IN SPATIAL STRATEGY *continued*

5. The Council's Options for Housing Policy: The last part of the paper asked for responses to the options for strategic core housing policy. These relate to:
- housing density - the number of houses or flats that are developed on a site as measured by dwellings per hectare.
  - Housing type — the form and size of new homes provided as houses, purpose built flats or apartment blocks, or subdivided houses.
  - affordable housing provision - the provision of homes for rent through a Housing Association or for part rent/part buy

There is no "one size fits all" housing density policy. In the centre the City should aim for very high density mixed residential units. We believe that it is short sighted for the City to permit the continued development of tiny residential units. We prefer the Housing Type Option that promotes a greater variety of homes. In the suburbs, at the centres of Sustainable Community Project Areas the City should aim for as high a density as is possible to exploit urban capacity. High Density involves compact rather than high rise living. It can create a hierarchy of heights with hard and green enclosed spaces for the community. Regeneration can enhance heritage buildings and promote any local distinction to make the urban village more attractive. Mixed use development will bring about a more sustainable

community with a higher quality of life for its residents.

Affordable Housing: Mono-tenure housing is neither in the interest of its residents nor of the City. We support the option that promotes mixed tenure, which gives residents a flexible approach to house ownership and renting. The City's current policies delivered 16% affordable housing in 2004/05. The Government's target is 30%. Planning authorities in other English Core Cities achieve a higher proportion of affordable housing units.

Levels of affordable housing are a policy that must be settled on a sub-regional basis if the City is to manage a market that is dominated by the economic power of national house developers. A uniform affordable housing policy will lead both land owners and developers to adjust to the changed climate of development expectation.

- We regret the apparent absence of joint planning strategies across the sub-regional housing market.
- We did not like the "consultation by tick box" aspect of the consultation paper. It is not an appropriate method by which to involve the public in a consultation about difficult policy proposals.

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### A Summary Diagram illustrating the programme to deliver Bristol's Development Framework

