

# BRISTOL CITY COUNCIL

## ADOPTION STATEMENT

### CO-LIVING - SUPPLEMENTARY PLANNING DOCUMENT

This adoption statement is made pursuant to The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 14.

- a) ADOPTED ON: **01/06/2026**
- b) The Co-living Supplementary Planning Document (SPD) as originally prepared underwent a period of formal consultation<sup>1</sup>. The Local Authority adopts the SPD as modified<sup>2</sup> to take account of representations made during that consultation, as shown in Table 1: ‘Modifications made to originally prepared SPD’

**Table 1: Modifications made to originally prepared SPD**

Reference	Modification	Reason
Introduction: Local Policy Context	Text added “ <u>Other SPDs and adopted guidance will apply to Co-living developments where relevant</u> ”	To reflect that other adopted policy documents may be relevant to Co-Living developments
Introduction ‘How to use the SPD’	Text added “ <u>The toolkit sets out a way to deliver the design principles, and how good design can be achieved and demonstrated. Other means/approaches may also achieve the</u>	To clarify ambiguity around the intention and role of the ‘toolkit’

<sup>1</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 13

<sup>2</sup> Planning and Compulsory Purchase Act 2004 Section 23(1)

	<p><u>principles. The applicant should explain how the toolkit has been reflected in the scheme design and provide justification where deviating has been necessary (for example, due to site constraints).”</u></p>	
<p>2. Design Quality Private dwellings PD.2 Activities:</p>	<p>Text removed <del>Steeping areas should have a floor area of at least 11.5 m<sup>2</sup> and 2.75 m in width (in accordance with the Nationally Described Space Standard).</del></p>	<p>The reference is removed as it more closely relates to ‘2 person’ occupancy requirements</p>
<p>2. Design Quality: CE.2 Type and distribution</p>	<p>Text added <u>“where compatible with noise and air-quality”</u></p>	<p>The toolkit indicates that communal external spaces on lower / mid floors should provide a sense of connection to the street e.g. through sounds of street life. This has been modified to add ‘where compatible with noise and air-quality’, in the interests of protecting the health of the occupiers.</p>
<p>3. Management Plan Content Point E.2</p>	<p>Text added <u>Airbnb</u></p>	<p>E2 list measures that should be taken to ensure that no part of the Co-Living development is operated as a hotel, hostel or student accommodation. ‘Airbnb’ has been added to this list, as a</p>

		similar form of unsuitable accommodation.
Non-material amendments have been made to create the final version of the SPD for adoption (for example, correcting the title of the document throughout by removing the reference to the <del>draft</del> SPD).		

- c) Any persons with sufficient interest in the decision to adopt the **Co-living** SPD may apply to the High Court for permission to apply for judicial review of the decision to adopt this SPD. **Any such application for leave must be made promptly and in any event no later than 3 months after the 01/06/2026, the date the SPD was adopted.**