

BNPN/BCC Planning Meeting 18 January

Progress of BCAAP and Community Involvement

Progress so far



The Ideas for Bristol Capture Report provides a summary of involvement to date, including an explanation of how the previous stages of consultation had fed into the plan-making process. This note draws on that document to summarise progress.

The **Issues & Challenges Event** in **March 2010**, which included a SWOT analysis of the central area and a number of workshops focused on different areas and topics, enabled the council's team to form a picture of the issues and challenges facing the central area. The online **Cherish & Change** exercise that followed the workshop allowed the council's team to further develop this picture. The issues and challenges do not themselves amount to planning policy, but set a strong baseline for further work.

An **Ideas Workshop** followed in **July 2010**. As noted in the Ideas for Bristol Capture Report, this event fed directly off the outputs of the Issues & Challenges Event and Cherish & Change Exercise. The council's team had identified 10 key themes for the Central Area Action Plan based on the findings of the previous event and online Cherish and Change exercise. Stakeholders were invited to discuss and suggest changes to these themes.

The event also sought to gather ideas as to how the 10 themes could be taken forward. Along with the online **Ideas for Bristol** consultation, collectively these exercises have provided officers with an extensive list of ideas to take into consideration in drafting the Central Area Action Plan.

Separately to this process, the council has ongoing contact with organisations representing business interests, including:

- Destination Bristol
- Bristol Property Agents Association
- Business West

All-day stakeholder events unlikely to be the best way of engaging the business sector so further opportunities for focused engagement the business sector are being explored.

As noted in Sarah O'Driscoll's presentation to stakeholders at the Ideas Workshop in July 2010, summarised in the capture report for that event, there are a number of existing supplementary documents that are relevant to this process. These existing documents represent a good starting point for the Central Area Action Plan and will feed into the process of developing it where appropriate.

Documents referred to in Sarah's presentation include the City Centre Strategy; Supplementary Planning Documents for St. Paul's, Future of Redcliffe, University of Bristol, Nelson Street and Tall Buildings; and masterplans or development briefs for key sites in the central area.

How community involvement being used

As well as showing the links between the first event and the 10 Themes for the central area discussed at the second, the Ideas for Bristol Capture Report noted the following about how the views and knowledge obtained will be used, moving forward:

All four capture reports will collectively feed into the drafting of the Bristol Central Area Action Plan Options Consultation, the next major stage of community involvement. The issues and challenges will set the context for the plan and inform the vision of the Area Action Plan. The 10 key themes, with changes to reflect stakeholders' comments, are likely to become the draft strategic objectives for the plan. The various ideas received will then inform the remainder of the options, including the options for future roles of neighbourhoods, potential priorities for change, draft principles for development, and opportunity sites identified within it.

Evidence

The evidence base built up for the Core Strategy is relevant to the preparation of the BCAAP. Details are available on the web site.

<http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/planning-policy-documents/bristol-development-framework/BDF-evidence-base.en>

The Bristol Citywide Retail Study, Spatial Atlas, Flood Risk Assessment and Employment Land Study are all contain important information to guide and support the Area Action Plan. The City Council proposes to commission a study to examine the future potential and needs for retail, leisure and other city centre uses in the BCAAP area.

Next Steps and Keeping in Touch

A Community Involvement Programme was published in December 2010 alongside the Ideas for Bristol Capture Report. Stakeholders were notified of both publications in December 2010.

The Central Area web page www.bristol.gov.uk/centralarea now has a 'Latest Updates' section which is used to chart the progress of the BCAAP.

Officers from the council's team are meeting the Redcliffe Futures Group after 24 January to discuss SPD3 and BCAAP.

Bristol Civic Society's Joining Up Bristol event on 8 February will feed into the BCAAP's preparation.

It is proposed to have a targeted workshop with the development industry to explore the potential for higher standards of sustainable construction in the central area.

Bristol Central Area Action Plan: Community Involvement Programme

The main stages of community involvement in preparing the Bristol Central Area Action Plan are set out below. Involvement is continuous but there are periods when you will hear less from the council's team – this is mainly where work is progressing on a key stage such as capturing the results of community involvement in a report, or preparing one of the series of documents that go in to creating a plan. For information on the latest news please visit the website www.bristol.gov.uk/centralarea or call the Strategic Planning team on 0117 903 6725.

The next stages in community involvement are often shaped by stakeholders' reactions and feedback at each stage. So the community involvement programme may be changed over time to reflect this. The timescales shown are indicative and may also need to change in response to circumstances.

The Government has announced that it intends to reform the planning system and changes are expected during the time the BCAAP is in preparation. Therefore, the form of the plan and the approach to community involvement may need to adapt to respond to any reforms.

BCAAP Community Involvement Programme		
What	How	When
Preparation and evidence building	Community involvement undertaken to date was in two key phases – “issues and challenges” and “ideas generation” – each of which has involved an online activity and an offline activity. The capture reports from these activities are available on the council's website.	Mar - Jul 2010
<p>...Using the information gained at the stage above the council will begin preparing an options document. To help with this, stakeholder events and community involvement activities are proposed. These will include...</p>		
Preparation of Options	<ul style="list-style-type: none"> - Civic Society event – ‘Joining Up Bristol’ - Stakeholder workshop to explore how ideas generated at the previous stage could be brought forward - Climate change and sustainability in the city centre – workshop with developers and businesses 	Jul 2010 - Feb 2011
<p>...These activities, and the information gained earlier, will all provide the wide range of community and stakeholder views which will help shape the next stage...</p>		
Options consultation	<p>At this stage the council will publish a document for people to comment on. The main forms of engagement will be:</p> <ul style="list-style-type: none"> - Stakeholder workshops and meetings - Involvement of Neighbourhood Partnerships - Written comments and questionnaires 	Early Summer 2011
<p>...The community, stakeholders and the council will want to reflect on the matters raised during the stage above. The Council will produce a summary of the comments received. It will be useful to have stakeholder meetings to discuss the implications of this before moving to the next stage...</p>		

BCAAP Community Involvement Programme		
What	How	When
Draft Publication Version	Drawing from the earlier stages the Council will prepare the next main document which is likely to be a draft Area Action Plan. This will be for informal comment through: <ul style="list-style-type: none"> - Stakeholder workshops and meetings - Involvement of Neighbourhood Partnerships on request - Written comments 	Late Summer 2011
<p>...The comments from the stage above will all help the council finalise the Publication Version. Existing documents such as SPDs and the City Centre Strategy 2005-2010 will also have shaped and influenced its content. The Publication Version will represent the council's view that the BCAAP is complete and fit for purpose. It will be agreed by a full meeting of Bristol City Council...</p>		
Publication	This is a formal stage when the council makes the BCAAP available for representations	Late 2011
<p>...The Council will summarise the comments received during the stage above ready for the BCAAP's next stage. Publication is a chance for formal representations rather than being a stage of community involvement which shapes the plan...</p>		
Submission	This is the formal moment when the council presents the BCAAP to the Secretary of State for independent examination	Early 2012
<p>...The stage above is not part of community involvement. It leads on to the next stage ...</p>		
Examination in Public	At this stage a Planning Inspector considers the document in order to report on its soundness. Hearings are held as part of this process	Mid 2012
<p>...Once the examination is complete the Inspector will prepare a report...</p>		
Report and Adoption	At present Inspectors' reports are binding but the government has signalled that this might be changed through legislation. The Plan will be adopted after the report is received.	Late 2012