



NPN quarterly meeting with BCC officers

November 13th 2014

Brunel House, St Georges Road, BS1

Notes:

Neighbourhood Planning in Bristol:

Sarah O'Driscoll

no Neighbourhood Development Orders have been started in Bristol.

5 Neighbourhood Development Plans running: 3 front runner projects started before the Localism Act was passed. Two of those are still going; Redcliffe Way and Lockleaze.

An additional 3 Neighbourhood Planning Areas have been designated: Lawrence Weston, Old Market and Knowle West.

Other cities do not have as many Neighbourhood Planning Forums but Leeds has 22 (20 parished and 2 non parished) with a further 20 potential; this is because Leeds aspires to have Neighbourhood Development Plans for the whole area of the city in order to help draw up their Site Allocations policies 'from the bottom up'. So far not all areas have identified groups who will do the work on producing the Neighbourhood Development Plans, the parish or designated forum.

Old Market Quarter: see www.oldmarketquarterfuture.org

Paul Bradburn

The final draft of the plan has been sent to BCC Sarah O'Driscoll for comments.

Since the start of the project at the end of 2012 the forum undertook informal consultation and evidence gathering to enable them to bring forward the first draft plan in October/ November 2013 for a 10 week consultation period. Since then it has taken another 12 months to redraft the plan to take account of the responses, including those of BCC, and to write the policies to underpin the plan.

The 2013 consultation used the 'wishcart' to display the plan, also a number of copies with response cards were located around the area. Despite the copies being well thumbed which showed how many people had looked at them, only one response card was received. More responses were received using the online links.

The group had received good supportive responses from English Heritage and actual input from Princes Foundation and Locality. Liz Beth had been helping the group with the policy writing and it was good to have a fresh pair of eyes. The group had been very fortunate in being able to call upon local architects to draw up plans etc.

BCC have decided to ask for an examiner to do an informal preview before it is taken to public consultation and formal independent examination as this is the first one in Bristol. The OMQ plan includes some design guides for shops and includes surrounding areas not just the street Old Market. The first draft plan is on the website.

Since BCC has included notifications of pre application enquiries direct to Neighbourhood Development Forums, OMQ has been approached by developers to discuss a site within the plan area. Their pre app input used what the NDPlan consultation process has already identified what the community issues are.

The challenge is going to be at the referendum stage; there is concern that the plan will not be supported but so far all plans across the country which have gone to referendum, but one, have achieved the over 50% of turnout vote.

As part of the independent examination the inspector may suggest a change in the boundary for people who are eligible to vote. This may occur in Old Market as street is a busy though route for other communities/ users.

As plans cannot include transport policies the group have included a number of traffic projects as an appendix to the policy document. Some money has already been set aside for work to go ahead on some of these projects.

Knowle West Future <http://www.knowlewest.co.uk/regeneration/kwandf/>

Ken Jones

Knowle West has been the subject of a number of planning exercises over the years, starting back in the 90s with a plan to regenerate Filwood Broadway. KW planning group were set up to response to and get involved in the Knowle West regeneration plan and worked with BCC to bring forward a plan for addition 2,000 houses and business park.

A development has already started on Filwood Park by the Homes and Communities agency, and a Green Business Park.

The group have carried out community engagement in June / July 2014 using questionnaires in a number of locations including schools and the local community centre to identify the main priorities for the development of the area. The answers have been broken down into 10 headings: Behaviour, Green spaces, Housing, Shops, Social, Sports, Streetscape, Children+teenagers, Transport and Others.

The group have recently appointed consultants to take their plan forward. They chose Feria-urbanism, a firm from Bournemouth who have had experience with doing plans with villages.

Some of the aspects the plan is looking at are walking and cycling routes, and greenways running across the estate. The work is currently focussed on Melvin Square and Filwood Broadway areas.

Redcliffe Way. <http://www.redcliffeforum.org.uk/>

Sarah O'Driscoll reported for group

A draft NDPlan is expected to be ready by 24th November for discussion with BCC and the group are hoping for a fast turnaround so that it can go out for consultation in January 2015. The group has been working with LDA consultants. The re-alignment of Redcliffe Way was the preferred option but following viability checks it looks as if this is going to be unachievable because of the cost of relocation of the services under the road. In addition, the road alignment which was being proposed is in an area of archeological interest and there are concerns about disturbance of historical remains. English Heritage has had an input on this plan and BCC have been working with the Redcliffe Way Neighbourhood Development Forum to set up a delivery mechanism for the planned development, as BCC is the property owner of a large proportion of the NP area.

Lockleaze were one of the 3 front runner projects and has had the advantage of the front runner funding. The plan came out of the Lockleaze Vision community planning exercise which was carried out before the Localism Bill provisions. A number of issues and aims were set out in the Vision which helped with the start of the NDP. Some developments have been brought forward in consultation with the LVNDF on Gainsborough Square. LDA consultants were appointed to help them draw up their plans and a first draft is to be produced by the end of November and consultation to be carried out in early 2015.

The group has been focussing on shaping development on the Site Allocations sites and bringing in shops to the area. The area is currently characterised by a low level of spending power so the plan seeks to aim for a change of tenure to increase this in order to make the provision of a supermarket viable.

The group has also considered becoming a parish so that they can raise a precept to pay for local services but this would have to be agreed by the community as it would mean that they might have to pay for services already delivered by the local authority. Becoming a parish would change the current Neighbourhood Partnership governance structure.

Lawrence Weston

Roger Sabido

<http://www.ambitionlw.org/ambitionlworg/link/main/one/wordpress/welcome/planninggroup/>

The Neighbourhood Plan has come out of the findings of the Lawrence Weston Community Plan. There is a committed group but they have found writing the plan and policies challenging and have used a number of agencies to help with this. Community involvement has also been difficult and the group have also been trying to deal with a community energy strategy at the same time. There is a certain amount of cynicism in the community about whether this development will actually happen.

The focus of the work has been the development of the City of Bristol college site; development mainly housing with an employment plan. The area needs urban design input to restore the community heart and the existing housing stock needs to be improved in standard. The group aspired to even higher standards than current building regs but this is not possible to insist on even in 2019. The City of Bristol college are looking to raise capital from disposal of the site, this will be taken out of the community. The owner of much of the land is Bristol City Council landlord services department. The group would like to find out how to influence them- the current feeling is that all the work of the Neighbourhood Development Forum is not being effective in shaping better development in the area.

Funding

Additional funding has been announced for groups doing Neighbourhood Development Plans. The 2014 fund has been allocated but a new bridging fund has been announced which will run until the 2015 funding process starts in April 2015. See link for details <http://mycommunityrights.org.uk/neighbourhood-planning/>

Training.

Funding for the local authority to provide workshops has also been made available. The workshops have to be for 10 communities. It can cover studies such as eg viability of supermarkets, deliverability of plans

All groups please have a think about what training they would find useful and feed back to Sarah or Alison.