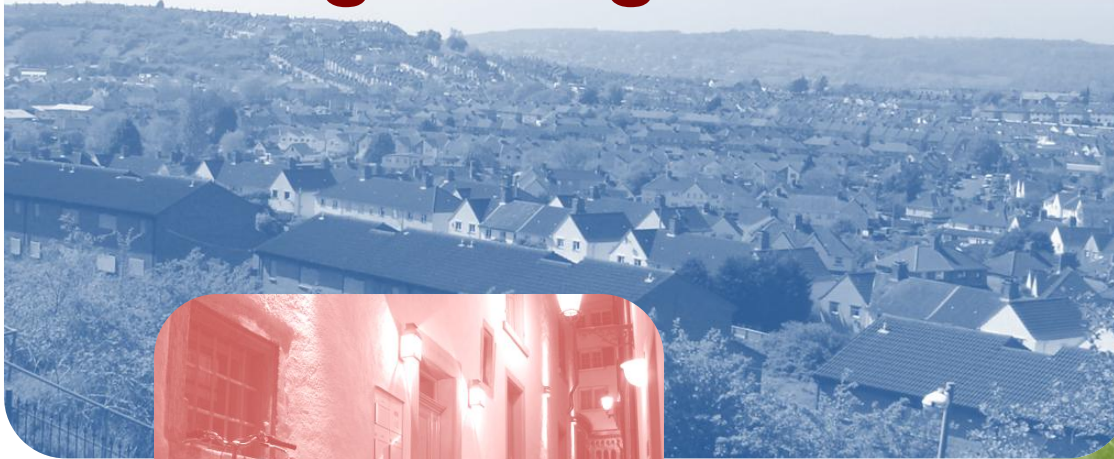


# Creating a Neighbourhood Area Plan

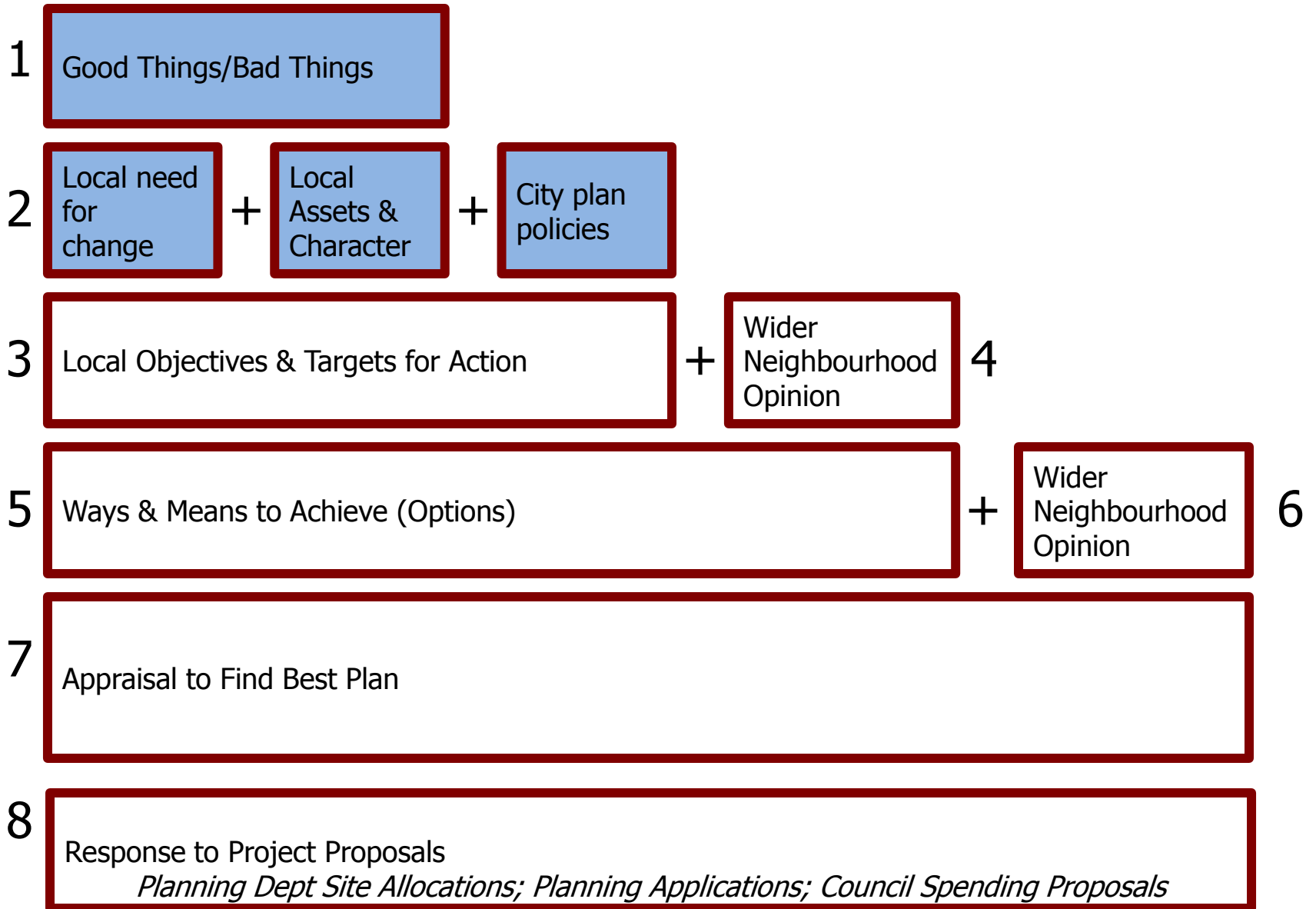


“How to” Guide

# Why?

- The neighbourhood is a good meeting ground between residents and professional planners
- Gives a context for pre-application responses
- Gives priorities for S106 planning obligation spending
- Tests the feasibility of the city Core Strategy
- Gives a platform for involvement in transport projects
- Gives a context for deciding Council service spending
- Helps the response needed to primary school review
- Helps the response needed to area green space plans
- Gives the basis for the response to the Draft Site Allocations Development Plan

# Neighbourhood Area Plan Template



# Steps 1 & 2: Evidence Base

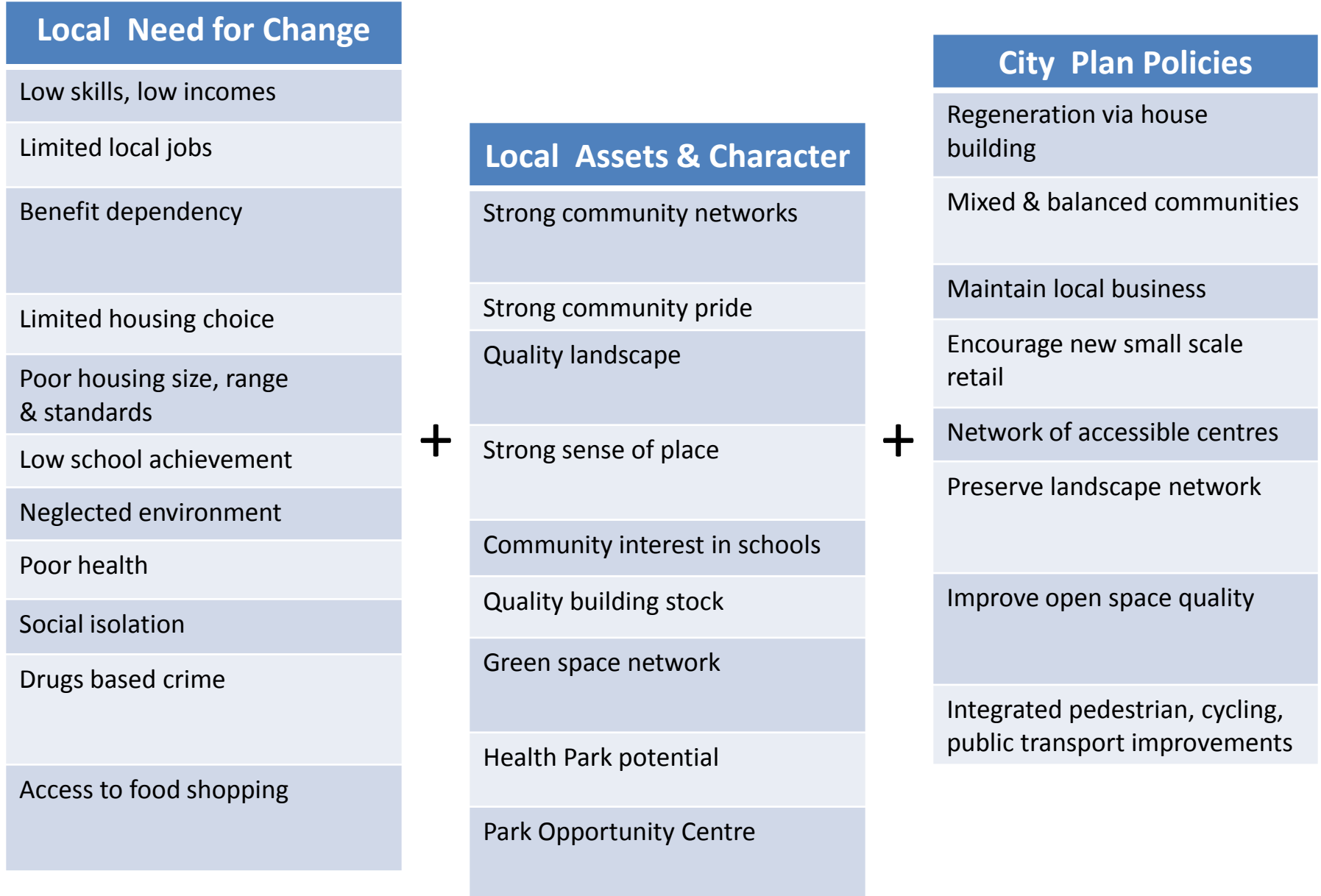
## Content

- Begin by asking logging the residents' view of the good things to keep (strengths) and the bad things to change (weaknesses) about the neighbourhood.
- Use a checklist of all the ingredients of neighbourhood quality: housing; employment; community facilities in health, schools, leisure; shopping; access to transport; environmental quality; social health; community unity; management of resources.
- Use neighbourhood statistics and profiles to prompt thinking.
- Look at the requirements and function that the city strategy expects from your neighbourhood.
- Decide how far the city strategy is an opportunity to correct the weaknesses of your neighbourhood or a threat to its strengths and character.

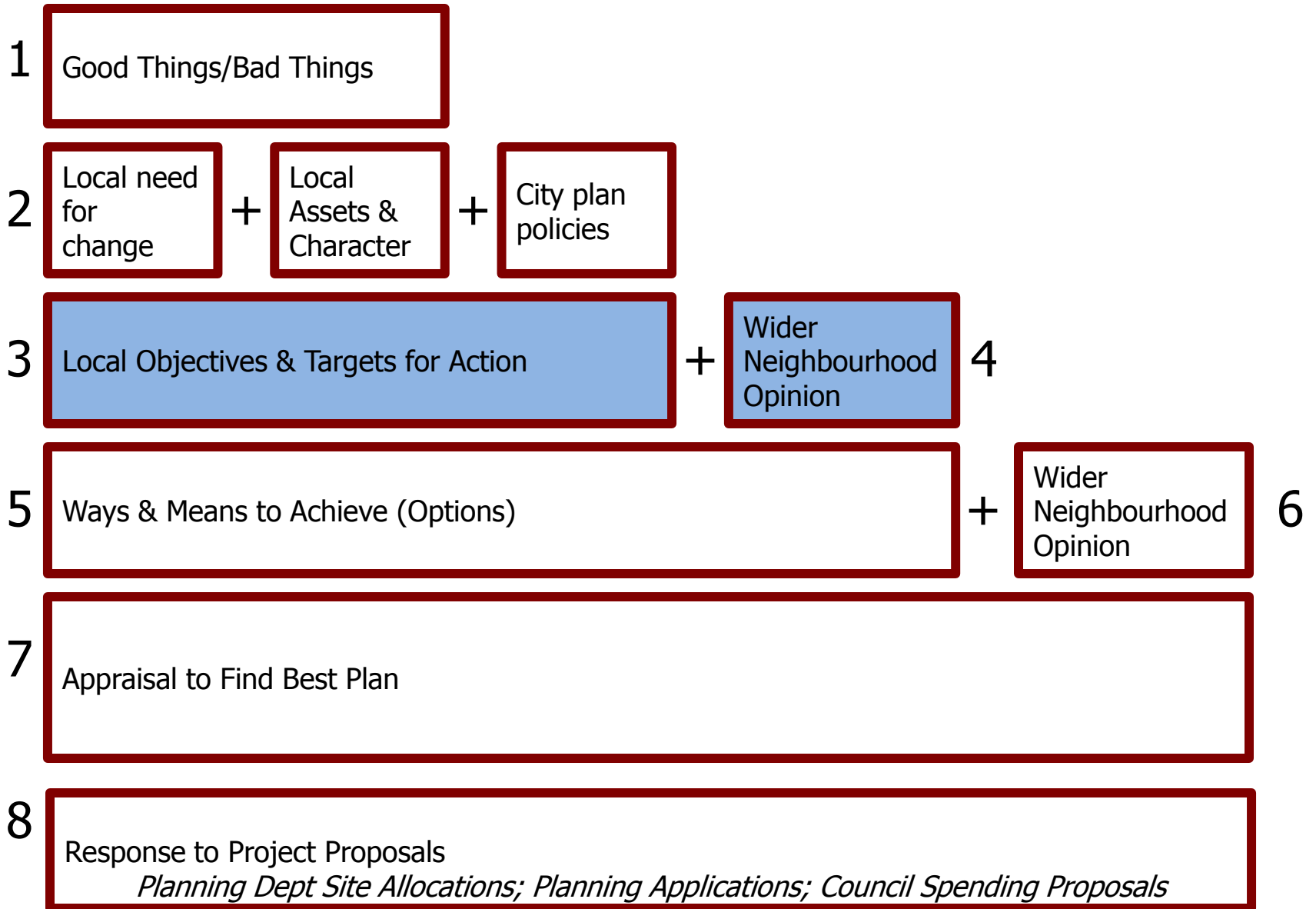
## Sources of Information

- BCC ward profiles
- Quality of Life Indicators x Ward
- Bristol Development Framework: Core Strategy submission version March 2010
- Bristol Development Framework: Evidence Base
- Lessons from comparable projects

# Step 1 & 2: Example of Evidence Base



# Neighbourhood Area Plan Template



# Steps 3 & 4: Objectives for Action

## Content

- Decide upon a balance between:
  - neighbourhood strengths and character that you wish to keep
  - the opportunity for change that you wish to take
  - the city-wide policies that you wish to adopt
- Form the answer as a set of neighbourhood objectives.
- As far as possible put quantity as well as quality targets on each objective.
- Take a simplified version of the chosen objectives to as wide as possible a sample of local opinion.

## Sources of Information

- Interview local social & community organisations
- Fill out questionnaires at shopping centres or events
- Conduct a random sample household survey

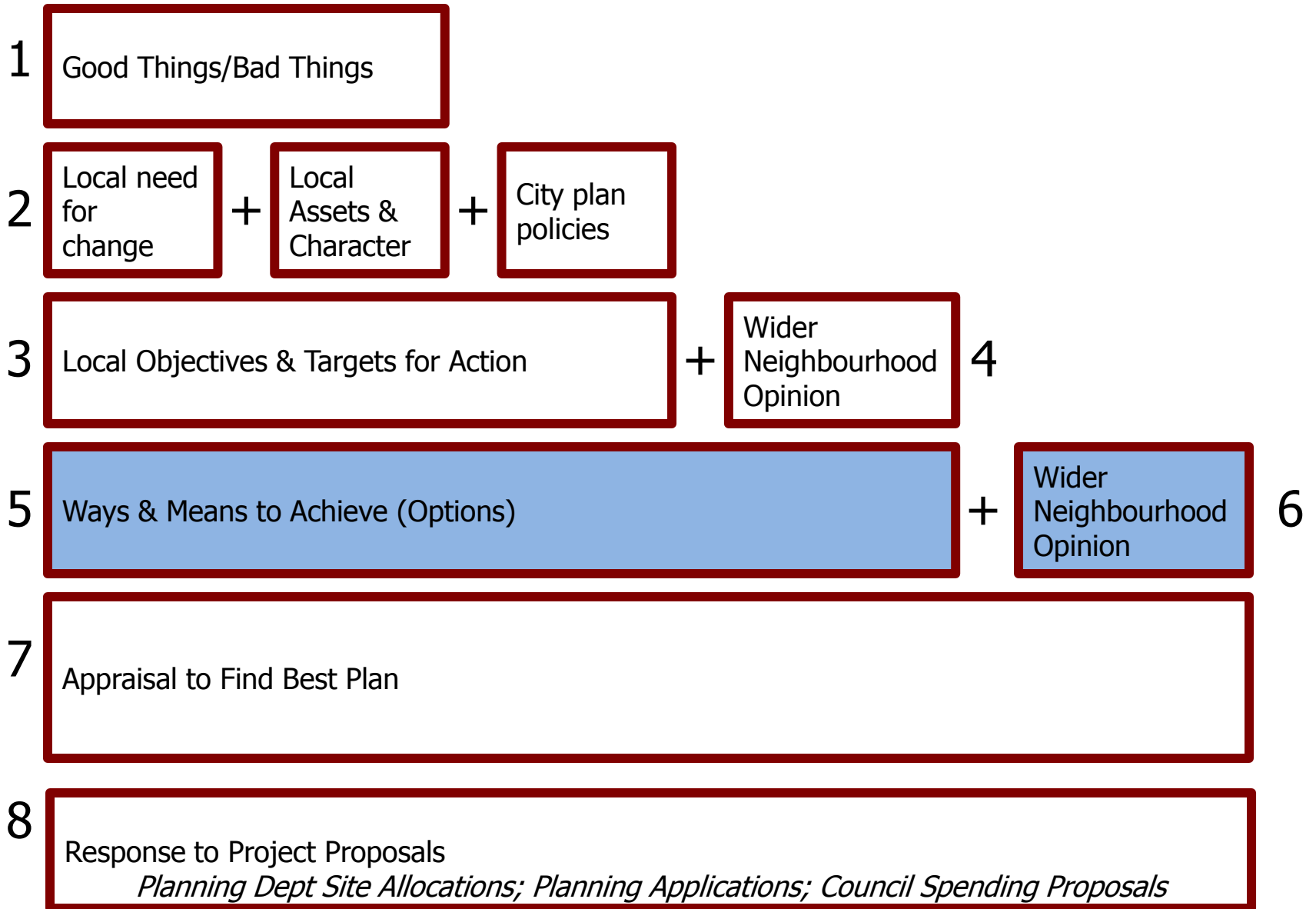


## Step 3 & 4: Example of Objectives endorsed by wider community

Neighbourhood Objectives & Values	Neighbourhood Opinion Surveys
Raise income via employment & training	57% of adults left school without a qualification Highest level of all benefit claimants in Bristol
Future proof economy/environment	100% support in Futures Conference
Improve primary schools & provision	Poor educational attainment levels
Reinforce close-knit neighbourhood	96% say local events v important
Improve local services	69% favour dispersed facilities
Widen local housing choice	64% want 3 or 4 bedroom
Refurbish existing housing stock	53% in favour (22% N/A)
Access ecology landscape, indoor & outdoor	96% want green space preserved Area Green Space Plan, poor health
Keep a pride of place	100% support from Futures Conference
Access to low cost transport	71% say very important,
Community investment in advance of private	Strong support in Futures Conference
Improve arts, culture & sport	Added objective in Futures Conference
Facilities for young people	High numbers of young people & high levels of ASB



# Neighbourhood Area Plan Template



# Steps 5 & 6: Ways & Means (Options)

## Content

- Taking each objective, explore different land use/transport actions and provision that would meet the objective.
- In planning the provision for each type of land use/transport, use current sustainability standards for:
  - Sustainable housing
  - Informal & formal open space standards
  - Retail
  - Employment
  - Social/health facilities
  - Transport networks
- Incorporate City planning policies already in the pipeline.
- Make a separate note of economic, social and environmental action that seem needed but do not involve land use planning
- Use interviews, questionnaires and surveys to check wider neighbourhood views.

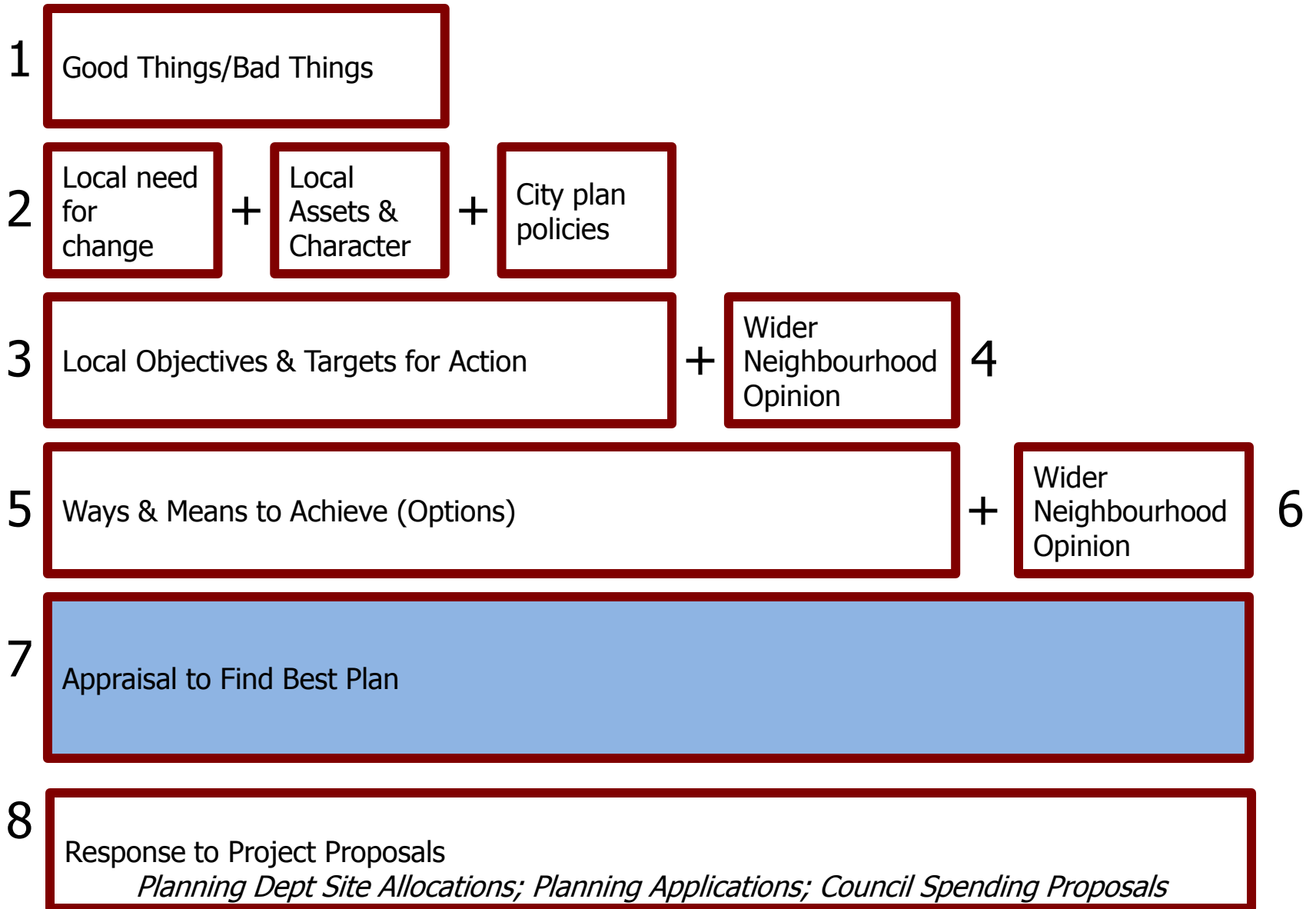
## Information Sources

- City Council thresholds for provision of schools, open space
- Retail catchment areas
- City Planning Dept sustainability appraisals & criteria

## Steps 5 & 6: Example of Ways & Means

Local Objectives & Targets for Change	Ways & Means to Achieve: Site Allocations
Raise local incomes through skills training	Sites for green economy companies
Healthy Lifestyle Education	Local health park, walking/cycling network
Reinforce social capital schools & retail	Dispersed local centres in hierarchy
Meet local housing need and refurbish	Dispersed housing sites & retrofit programme.
Preserve landscape & open space assets	Urban forest network & formal parks

# Neighbourhood Area Plan Template



# Step 7: Appraisal to find Best Plan

## Content

- Compare plan options using the tests of:
  - How far does it meet the local objectives & targets?
  - At what order of cost?
  - How feasible is it to deliver?
  - How flexible is it if the need for action or opinion on objectives change
- Draw up a neighbourhood-wide land use plan

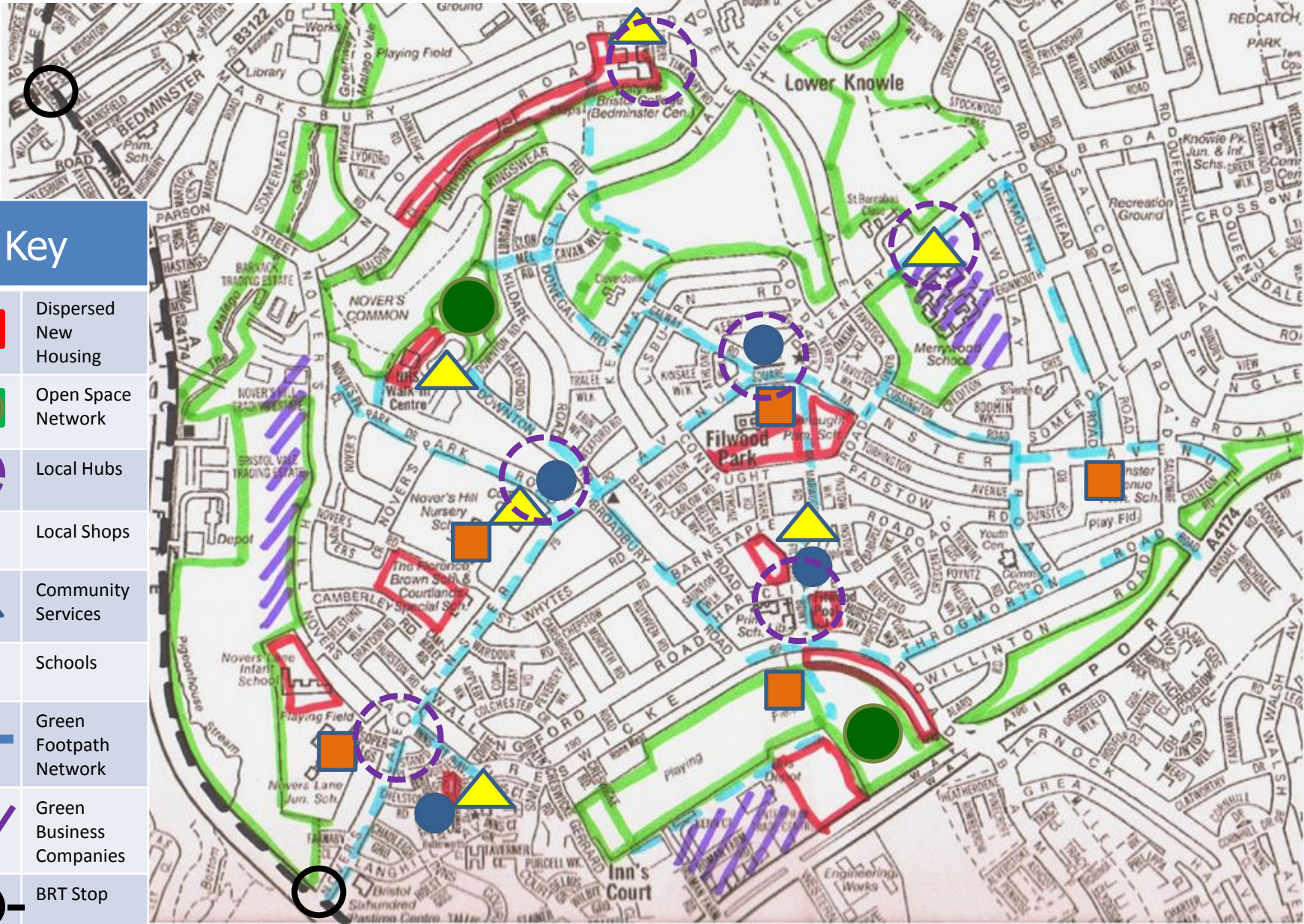
## Information Sources

- Development costs
- Delivery on comparable planning projects



# Step 7: Example of Best Plan

Key	
	Dispersed New Housing
	Open Space Network
	Local Hubs
	Local Shops
	Community Services
	Schools
	Green Footpath Network
	Green Business Companies
	BRT Stop



# Process for creating a Site Allocation Development Plan

