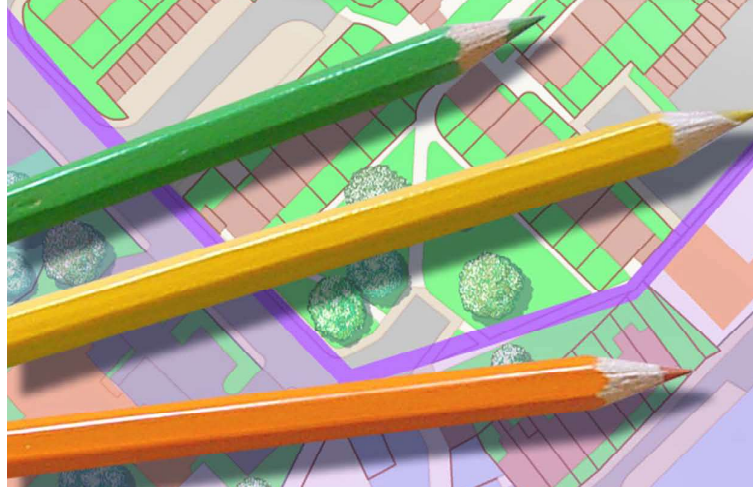


STAINMINT PAULS NEIGHBOURHOOD PLAN



NOVEMBER 2006

St. Paul's Neighbourhood Plan

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From an engraving by Lavar, 1880 from Bristol and How it Grew, Dorothy Brown, 1981

Foreword

Welcome to this unique **St. Paul's Neighbourhood Plan**. It's taken over 4 years in developing and represents the views, hopes and aspirations of our diverse community. This plan shows the physical changes that are happening, that could happen in the area and should give us a, cleaner, safer, more accessible and friendlier neighbourhood for all who live, work, shop or visit here.

This plan is not only for us local residents, but for all agencies who deliver services to us, businesses who may be looking to set up or expand, and developers who are seeking to build or buy in the area. It's to show that St. Paul's is already a great place to be and to work in - and it's getting better.

I hope you take the time to study this Plan, and use it when considering decisions that may affect the neighbourhood in the short or long term - and to reflect how your decisions can contribute to the delivery of the aspirations expressed by the community and presented in these pages.

I would like to extend a huge thank you to all those groups and individuals who have contributed their time and energy to produce this document, and acknowledge our gratitude as **St. Paul's Unlimited Community Partnership** for all their efforts.



Maryanne Kempf
CHAIR, St. Paul's Unlimited
Community Partnership

Acknowledgements

The development of the Neighbourhood Plan has been instigated and guided by **St. Paul's Unlimited Community Partnership** - a unique partnership between residents, agencies, businesses, community interests, the **City Council** and the **South West Regional Development Agency**.

The production of this plan would not have been possible without the dedicated and consistent engagement and interest of a huge number of individuals and groups over many years.

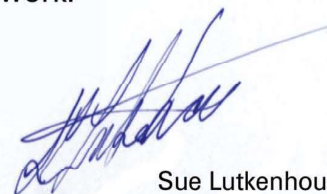
My thanks to the **Ashley Neighbourhood Renewal Manager**, Penny Germon for her clarity and drive in directing the Plan. **The Partnership Coordinating Body** have been instrumental in receiving, reviewing and adopting each element of work as the Plan progressed.

The **Structures Group** have guided the process over the past 18 months, assisting the Project Manager through providing feedback, support, information and advice throughout.

The individual **Task Groups** have assisted the consultants by directing and responding to the specific studies and ensuring that the connectivity between areas of responsibility, interests and activities within St. Paul's were maintained.

Above all I wish to thank all those residents and representatives who agreed to be part of the **Steering Groups** for each piece of work that went into the Plan - their time, energy and interest was invaluable to the process and significant to achieving the successful completion of this work.

My special thanks go to Annie Davenport, whose professional expertise and artistic ability not only produced the beautifully finished document you have in front of you, but also her ability to help me to visualise the final working document proved invaluable to the process.



Sue Lutkenhouse
PROJECT MANAGER

Active Commercial Frontage

Active Retail Frontage

Public spill-out spaces

St Paul's Carnival Route

St Paul's Carnival Stalls

Development Sites

Dove Lane Regeneration Area

Electricity Sub Station

Gardens & Green Spaces

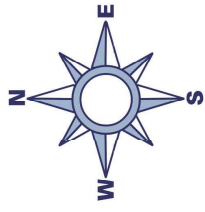
ST PAUL'S NEIGHBOURHOOD

Community Organisations

Sports Facilities

Businesses

Dwellings



MAP ONE

MAP ONE ST. PAUL'S NEIGHBOURHOOD

TASK GROUPS - WORKING ON ASPECTS OF COMMUNITY LIFE



ALL task groups are open to people who live and work in St. Paul's and St. Agnes

Got something to say? Say it where it can make a difference



BACKGROUND

Why a neighbourhood plan ?



From a photograph by Pete Bullard

For over thirty years St. Paul's has been the focus of, or benefited from, a number of regeneration programmes, initiatives and pilot schemes, involving public sector investment in housing, health, employment, training, crime, safety, and other activity.

From the mid-sixties when St. Paul's benefited from the Urban Aid Programme; the mid-eighties which saw the establishment of the Urban Task Force whose focus was on employment and training initiatives: Priorities Estates programme which saw investment to renew the council housing stock in St. Paul's, subsequently followed by declaration of the St. Agnes and St. Werburgh's Housing Renewal Area which focused on concentrations of poor housing in areas of private sector, low income households; through to the inner city targeted Single Regeneration Budget programme - a number of different attempts have been made to address the poverty and deprivation which has plagued the neighbourhood since before the Second World War.

While on the one hand the public sector agencies were directing investment into the area on housing renewal, training and employment schemes, on the other hand both public and private sector actions were undermining these efforts through a series of individual decisions which :

- **Concentrated vulnerable single people in sub-standard housing through conversion of large Victorian dwellings into 1-bed flats and bedsits, and houses in multiple occupation.**
- **Sacrificed community cohesion for easier car access to the City Centre.**
- **Concentrated support services in the area, which not only served the local population, but also brought vulnerable individuals and families into the areas from across the city.**
- **Failed to ensure the level of every-day public services that was required to meet the needs of local residents such as street cleansing, rubbish collection, traffic management, and policing.**

- **Failed to recognise the additional service requirements of a community under the stress of poverty, low aspirations, postcode discrimination, criminality, drug trafficking and high levels of in-migration.**
- **Stigmatised the community through the way services were delivered and the community were responded to.**
- **Failed to ask the community what they wanted/needed.**
- **Failed to stamp out drug trafficking and treat addiction**

The National Strategy for Neighbourhood Renewal, with its policy action teams, its critical evidence-based approach, and its focus on 'Joining it up locally' has moved the regeneration agenda forward to recognise the interdependency of decision-making across the community, public and private sector.

The St. Paul's Unlimited Community Partnership grew out of the recognition that things were not going to change until this decision-making became joined-up. It was a way to bring all parties around the table - and to give local residents the lead at all levels. It was felt a neighbourhood plan was needed to inform the partnership, and other decision-making bodies, individuals, organisations and businesses, how the community of St. Paul's wished to see their neighbourhood develop and change, as well as to inform what it was that was intrinsically valuable and valued by the community and thus worth preserving and protecting.

The development of the **Neighbourhood Plan** has been instigated and guided by the **St. Paul's Unlimited Community Partnership**, to aid that decision-making, to make clear to other parties what the agreed priorities are for development and capital investment in St. Paul's, and to ensure that decisions made by others benefit all the community.

Process

The **Neighbourhood Plan** was developed in two phases, with **Phase 1** (part one) exploring and agreeing a vision for what residents and local organisations wanted St. Paul's to be in the future, and **Phase 2** (part two) looking at how economic activity and improvements to the physical and social infrastructure can support the delivery of that vision.

The information gathering, research and commissioned studies, all respond to a brief prepared in collaboration with the **St. Paul's Unlimited Task Groups** and the **Coordinating Body**, providing the evidence and guiding the development of actions proposed in this plan. A number of studies were led by steering groups made up of residents working with officers from the **City Council**.

Each study was reviewed, tested and refined through public consultation, and adopted by the **Coordinating Body** prior to its inclusion in the **Neighbourhood Plan**.

The Plan draws all these studies together, utilising the framework established under the **St. Paul's Neighbourhood Renewal Plan** to test against the priorities and aspirations of the community.

The whole plan will be subject to an equalities impact assessment, and will be undergoing an evaluation of the processes used in its preparation - so that learning and best practice can be reviewed.

During the preparation of the **Neighbourhood Plan**, a number of opportunities arose to engage directly with a broader group of local residents (beyond the steering groups and the consultation events) in the activities and discussion of issues relevant to each piece of work. For example, the Traffic and Streetscape study used a series of Community Walk-about to highlight prominent visual images and landmarks, grot-spots and barriers to movement, and then used map-making to identify most commonly used routes with their particular landmarks and areas of visual interest or of physical/psychological threat.

The Public Arts Framework used a series of conversations with a group of local artists to develop and define a framework that was embedded in locality and operated through dialogue to achieve public art interventions that will positively reflect and influence images of the area.

A local artist was used to illustrate how the **Dove Lane Development Strategy** is a part of the ever-changing nature of land and development in urban areas that responds to different influences and priorities over time.

A local artist has graphically designed the Plan itself.

The St. Paul's Neighbourhood Plan brings together a range of research and information gathered to specifically inform and develop an overarching strategy for the regeneration and renewal of the St. Paul's Neighbourhood.

What has been done to prepare the Neighbourhood Plan?

- Stokes Croft Gateway Enhancement Study
- Business Survey
- St. Paul's Traffic and Streetscape Study
- Dove Lane Development Strategy
- St. Paul's and St. Agnes Housing Plan
- Planning a Sustainable Future for St. Paul's - Supplementary Planning Document
- Westmoreland House Development Brief
- Existing Land Uses identified
- Development Sites identified
- Planning applications and pre-applications discussions analysed
- Community Use Buildings identified
- Housing Ownership and responsibility identified
- 'you can't stand still' Public Art Framework
- Archaeological studies of Dove Lane, Westmoreland House, and St. Paul's Park

The findings and recommendations from all these have been reported and consulted on with the St. Paul's community, and incorporated into this neighbourhood plan. They inform the development of the action plans and provide detail for how different elements of the plan will be taken forward.

The Supplementary Planning Document will be formally adopted by the City Council and will guide the application of planning policy for new developments in St. Paul's.

The Housing Plan has formal agreement and approval of Bristol City Council Neighbourhood and Housing Services and guides the implementation of housing strategy in the neighbourhood.

The Dove Lane Regeneration Area Development Strategy will inform the Sites Allocation document of the Bristol Local Development Framework.

The Westmoreland House Development Brief is guiding action to seek redevelopment of Westmoreland House/Old Carriage Works at 104-106 Stokes Croft.

You will be able to view all these background documents on the **St. Paul's Unlimited Website:**
www.stpaulsunlimited.org.uk

