



Experiences in Neighbourhood Planning -
Lessons learned from Neighbourhood Plans in Bristol
South West Neighbourhood Planning Event
25th January 2017

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Bristol City Council

Place





- Opportunities and challenges
- Bristol Lessons
 - for the urban Neighbourhood Forum
 - for any group in working on land use planning issues
- 5 key tips
 - Starting up
 - Transparency and communication
 - Project management
 - Regular review
 - Local Planning Authority

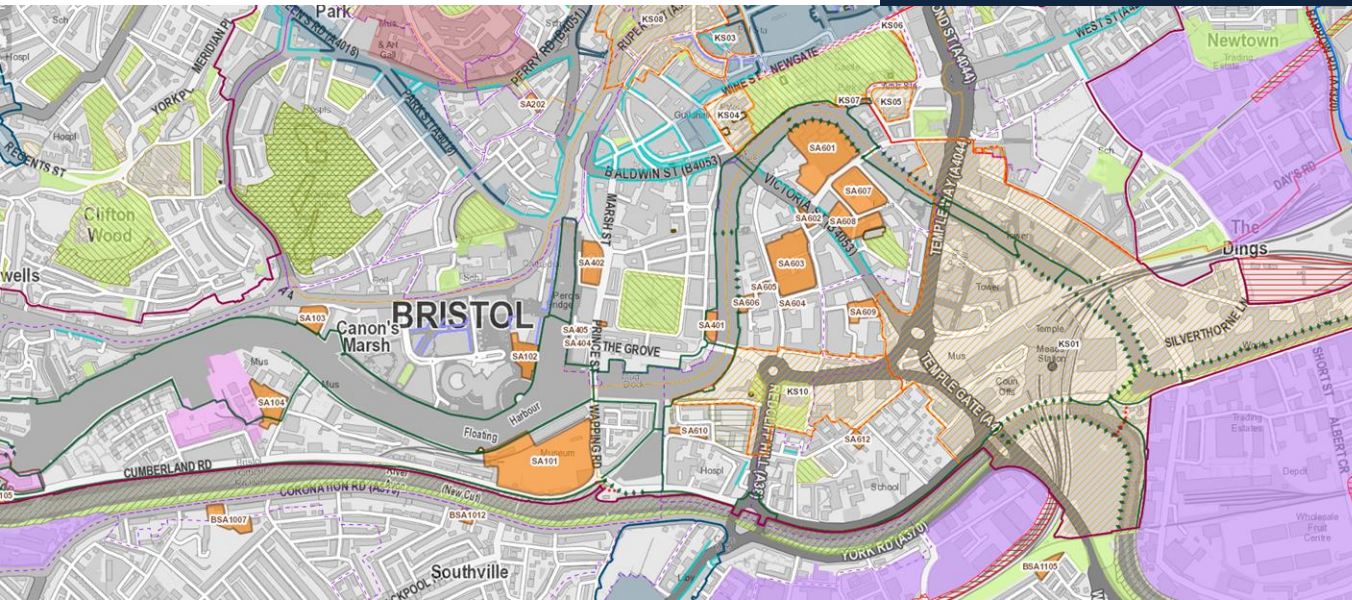
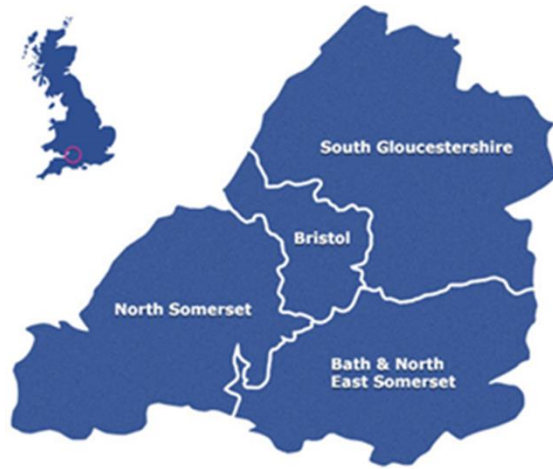
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Lessons learned from Neighbourhood Plans in Bristol



....a word about Bristol



Local Plan 2006 - 26

Core Strategy

Site allocations

City Centre

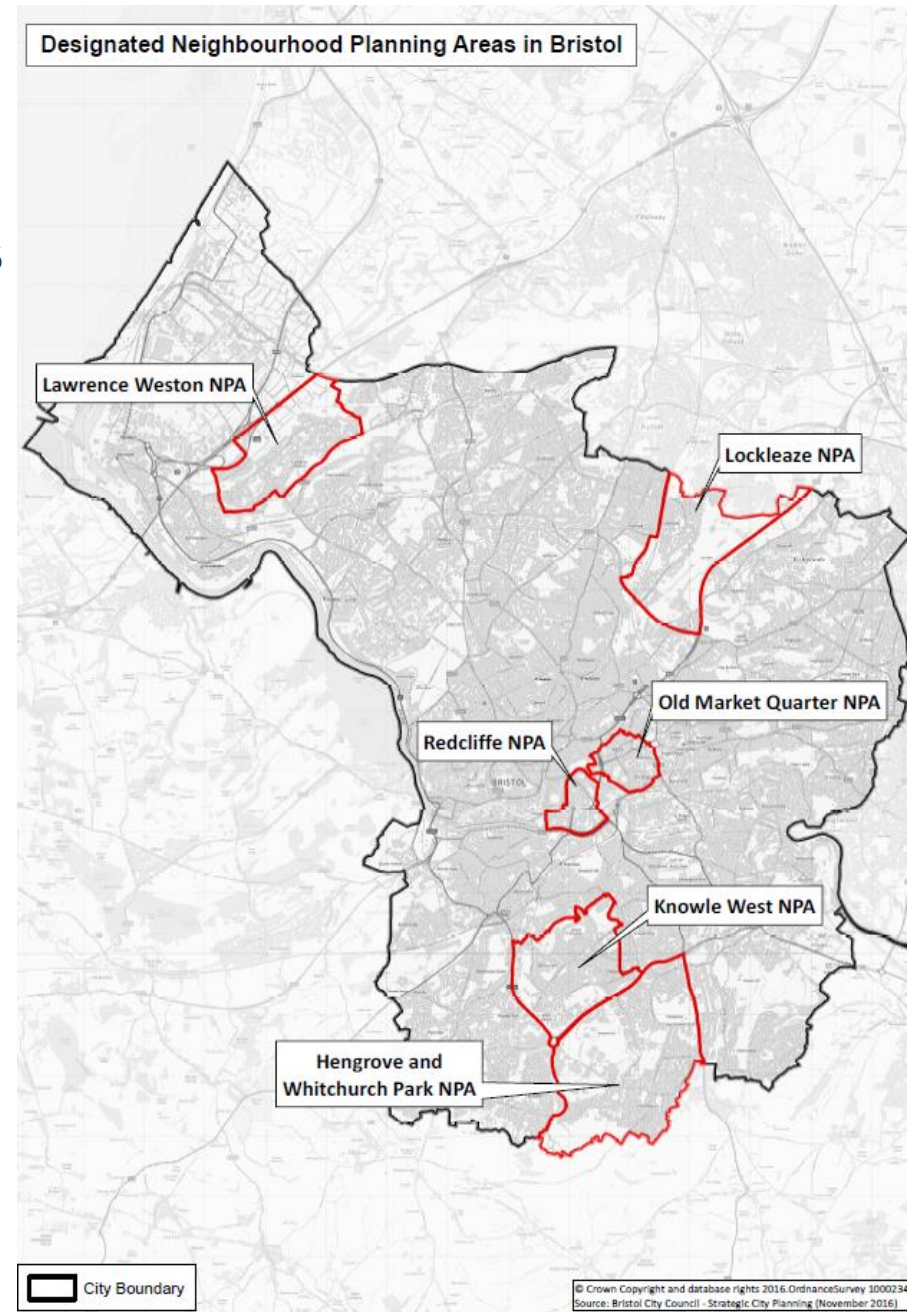


.....a word about Bristol

5 Neighbourhood Development Plans

- 2 complete
 - Old Market 'made' March 2016
 - Lawrence Weston at Referendum Feb 17
- 3 in preparation...
 - Redcliffe Way
 - Lockleaze
 - Hengrove and Whitchurch Park
- 1 area designated...
 - Knowle West... without a designated Neighbourhood Forum

Place



Opportunities

1. Encouraging development:

- of the right type
- to the right places
- at the right time

within strategic policy objectives

- Homes: tenure, size, form, location
- Employment: type, scale
- Green spaces and the spaces in between: additional need and protect important open space / linkages
- Community infrastructure: schools, health, community centre

– list for Community Infrastructure Levy spend

Place



Opportunities

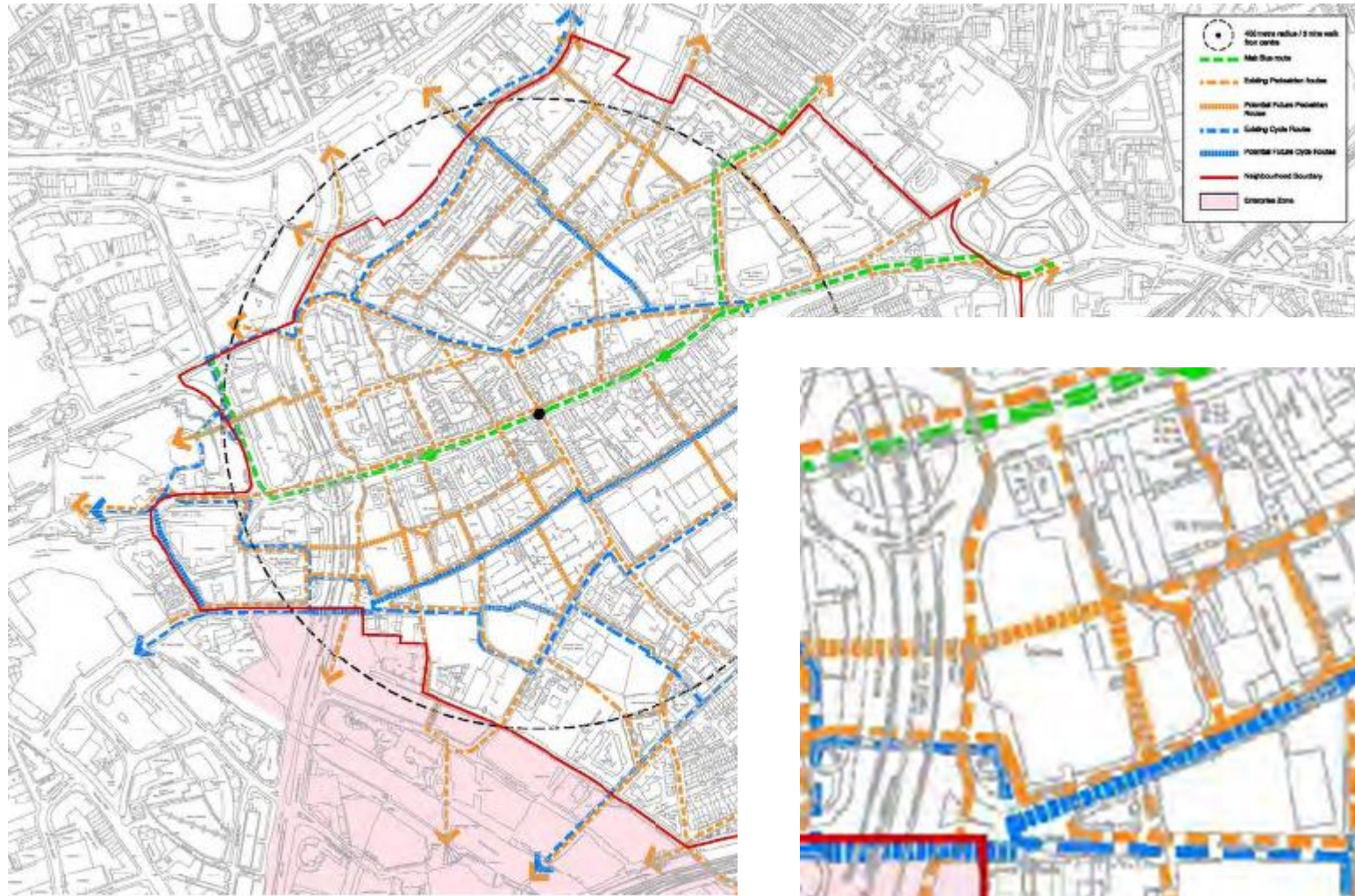
2. Improving developer engagement

- provides confidence to the developer on site proposals
- earlier engagement with an informed group
- greater influence on site briefs

3. community cohesion

- Focus for community activity
- Mechanism to involve new and revitalise existing residents
- Community based forum for engaging with
 - Ward Councillors
 - other community agencies
 - businesses
 - landowners

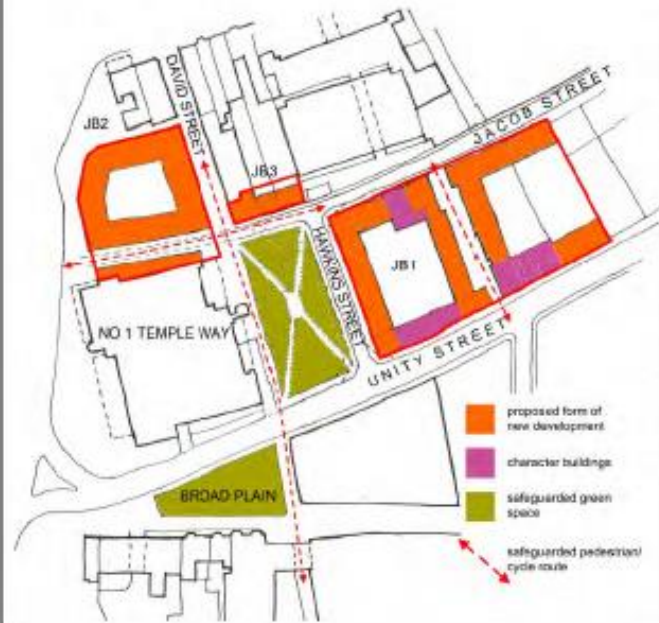
- Old Market – pedestrian, cycle and bus routes



Map 2: Existing and Proposed Pedestrian

• Old Market - Site specific development guidance

Development Guidance: Jacob Street and Broad Plain



Development of these sites should contribute where possible to:

- The provision of north-south pedestrian routes between Jacob Street and Unity Street;
- The removal of hard paving and roadways on two sides of Broad Plain and hard paving in the middle, and replacement with grass edged with hard materials appropriate to the setting of the listed buildings that allows access for delivery vehicles as well as bicycles and pedestrians.

Development of these sites should ensure safeguarding of:

- The garden to the rear of No. 1 Temple Way;
- The area proposed for a new public square formed out of the existing garden behind No. 1 Temple Way including extension over part of Hawkins Street.

Development of these sites should take account of the Old Market Conservation Area in which the sites lie or are adjacent to.

Site JB1 Development of the site between Unity Street and Jacob Street should:

- Show that the potential to re-use the buildings on the site has been considered;
- Incorporate a new pedestrian route between Jacob Street and Unity Street or New Thomas Street;
- Comprise new buildings with heights to reflect the characteristics of the surrounding area and a mix of residential and other uses;
- Include on-site residential parking in accordance the principles set out in policy T3.

Site JB2 Development of the former Bristol Evening Post print hall (0.143 ha) should:

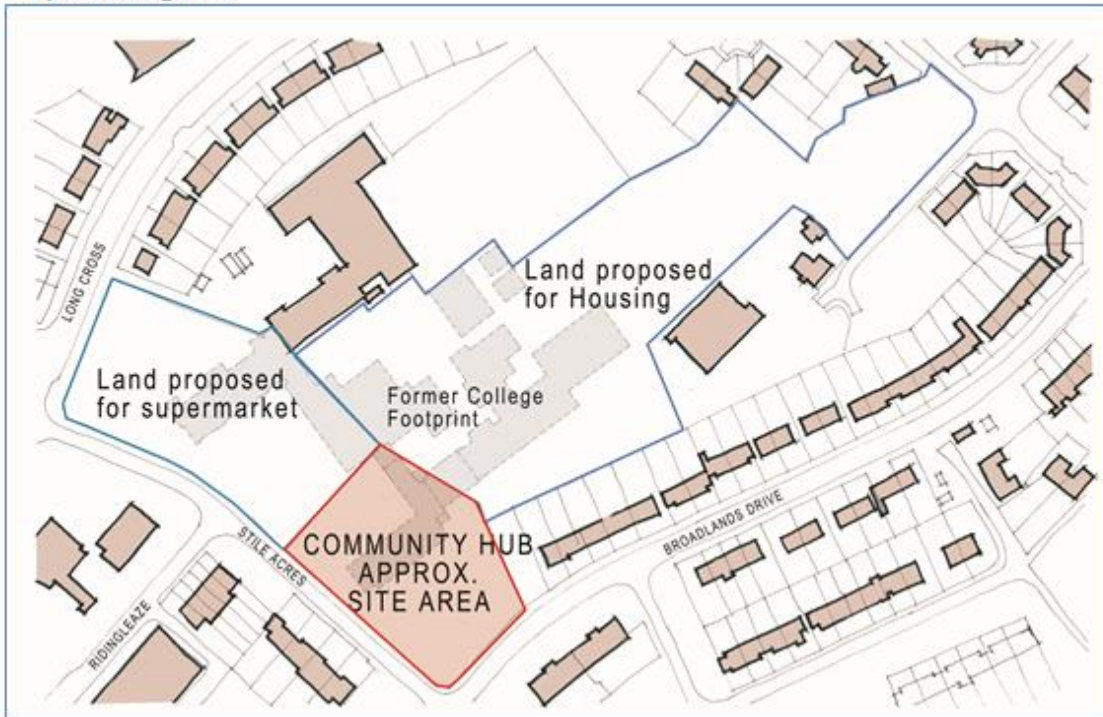
- Comprise new buildings of height and scale that have regard to neighbouring buildings and demonstrate that there is little impact on surrounding uses;
- Contain a mix of uses such as residential, student accommodation, hotel or offices with retail or leisure uses (large or small units) at ground floor level;
- Incorporate an active ground floor to the Old Market roundabout frontage;
- Reinststate the former line of Jacob Street as a pedestrian route;
- Include a shallow depth building on the exposed blank facade of No. 1 Temple Way.

Site JB3 Development of buildings to rear of Nos. 67 to 71 Old Market Street should:

- Form the northern edge to the new square;
- Comprise new buildings of height and scale that reflect the characteristics of the surrounding area with access to existing parking areas retained.

- Lawrence Weston
- Influence through NDP development on the form and location of uses on the former college site
- Direct influence on the brief for housing – tenure balance

Map 12: College Site



through discussion with developer on content of site brief and policy expression

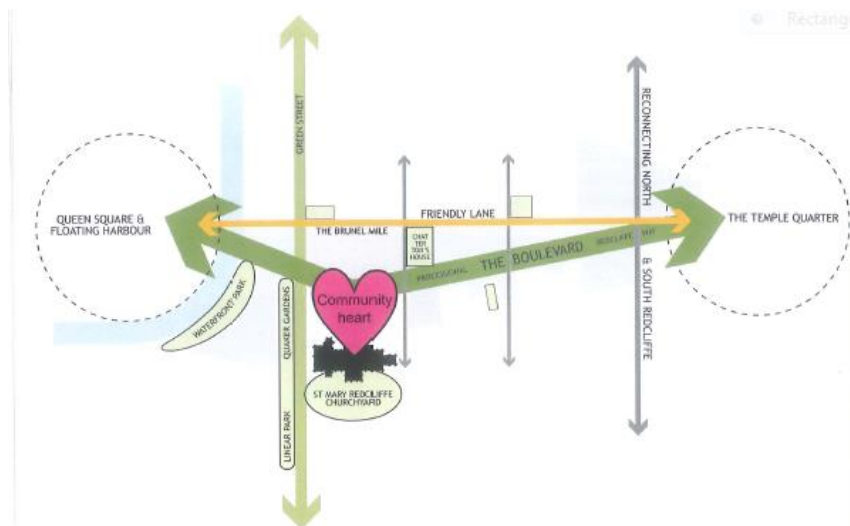
- **Lawrence Weston** – first self build policy in Bristol!
- Astry Close identified for community housing through Community Land trust – 70% affordable

Policy H4 Community Self Build

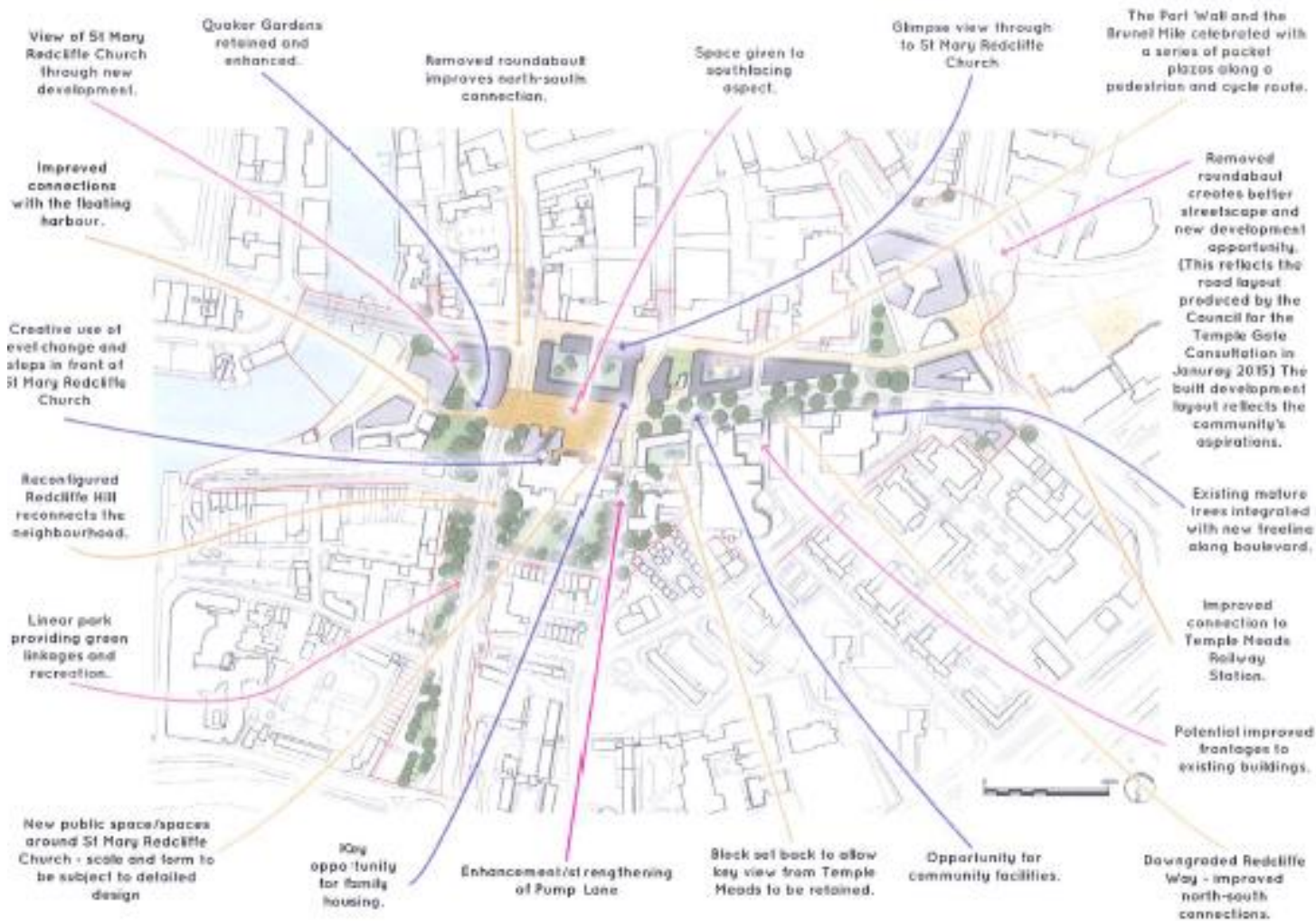
- All developments of more than 30 houses shall include an offer of serviced plots for custom build, either on an individual basis or for a duly constituted self-build group to organise a collective self-build construction programme. A minimum of whichever is higher of 5% or 2 of the dwelling plots shall be offered.
- Where plots have been made available and marketed appropriately at a reasonable price for a minimum of one year and have not sold, the requirement on the site shall lapse. Alternative negotiated compliance with this policy for several sites in order to provide a larger self-build site will also be considered, as long as it offers a genuine self-build opportunity of equal value to the community, and is well integrated within the surrounding built form and community.

- Redcliffe Way
- Alternative pathways.....
- Limited area, challenging context, ownership issues
- Development Board – Partnership working
- NDP urban village – co-development
- Testing deliverability / viability with development partner
- Options to progress to full status
- Referendum

Place



Lessons learned from Neighbourhood Plans in Bristol



Place



Challenges ... in urban areas

1. What should the Neighbourhood Plan do...? What is the added value?
 - Site allocation potential – strategic obligations...
 - Development focussed
 - Small sites
 - Tenure balance
2. What does the community want?
 - May be frustrated by NDP land use policy constraints
 - be honest but use as tool to engage
 - include project aspirations as appendices or separate documents not examined

Challenges

3. Getting the governance right

- no parish governance structure or ability to raise precept
- Setting up the support structures, subgroups and network
- Raising finance
- Sustaining the commitment over time....energy...

4. Skills and resources within the community....

- Chairing, taking minutes and managing meetings; managing the finances and bid making processes; organising community engagement; project management – allocating tasks and co-ordinating processes, understanding the legal requirements
- Need for a significant number of active participants to draw on
minimum 21 will not be enough...time...

Challenges

5. Working with the Local Authority

- History – rare to have an area with no previous planning proposals/ local plan ... no clean sheets....but is a fresh start
- Local Authority may have both ‘allocations’ and proposals for development

6. The time it takes....

- Energy
- Keeping the team together
- Speed of process / expectations of delivery...
- Implications of running out of time – 5 year designations...

Lockleaze – Energy, governance structure and resources

- Front runner
- Draft NDP consultation July 2015 – September 2015
- No formal governance structure
 - Sub-group
 - Management structure
- Skills and resources for task
 - Limited within the membership
 - Finance
 - External advisors
 - Consultants
- Consequences.....
 - Ownership limited
 - Product management – ability to modify
 - Overtaken by events

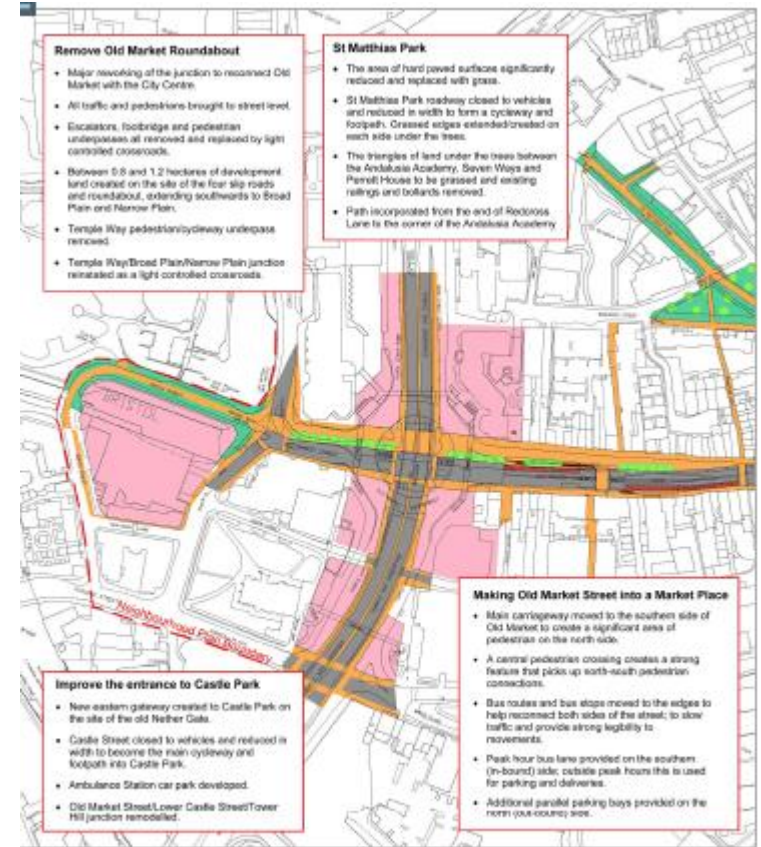


Lessons learned from Neighbourhood Plans in Bristol

- Old Market – understanding constraints of the land use plan
 - Implications of content of plan at examination
 - Public Realm and Transport proposals
 - Community Project delivery aspirations – set out in annex
- Open space improvements and tree planting



- Transport related projects



Castle Park/Temple Way/Old Market Street

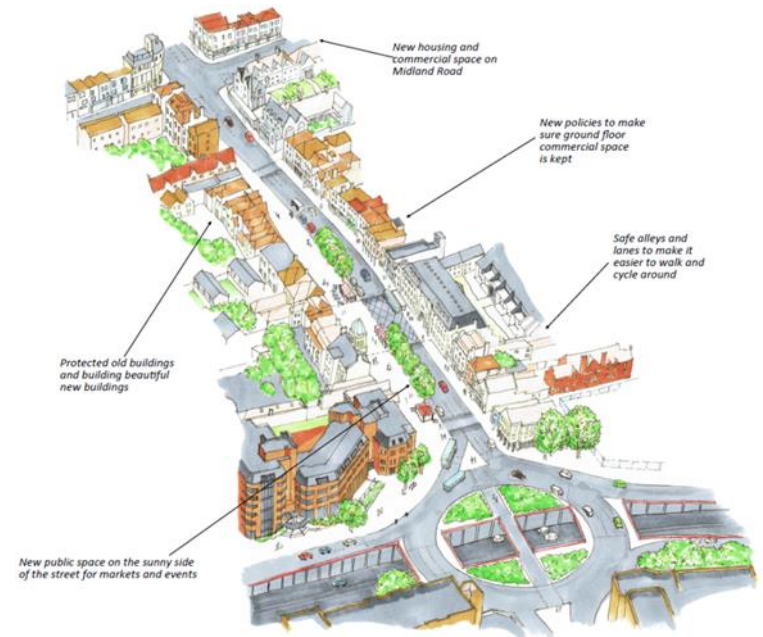
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• Old Market – understanding constraints of the land use plan

Community Project delivery aspirations

– set out in annex

- Developing a partnership programme
- Promoting the Old Market Quarter
- Community Infrastructure
 - Listing to support the development site aspiration
 - Clarifying content for the Community Infrastructure Levy short, medium, long term
- Design guidelines



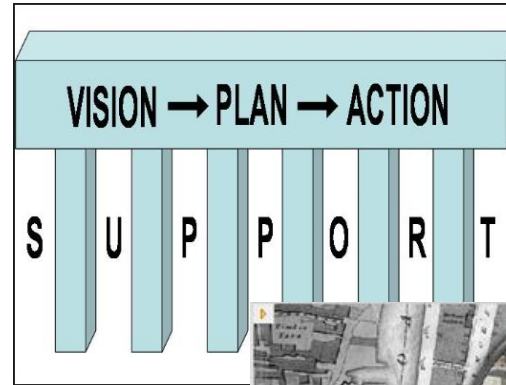
- **Lawrence Weston – seeing instant results....**
 - Recognise the history; frustration and disappointment; loss of interest and trust
 - Speed of process and delivery on the ground;
 - Recognise the current development activity – not a clean sheet
 - Build from a strong base....
 - Community engagement and training from the start
 - Engage with the Local Authority and work in partnership

Lessons learned from Neighbourhood Plans in Bristol

Key tips

1. Starting up:

- Have an organisational support structure
- Know your place
- Understand the facts
- Understand what your community wants
- Be transparent....
 - On what you can do
 - Are doing
 - Have done



Lawrence Weston Neighbourhood Development Plan (NDP)

The Lawrence Weston Neighbourhood Development Plan has now been submitted to Bristol City Council. Before the Plan can become a statutory planning document, it must be published for consultation and passed to an independent examiner for scrutiny. If successful at examination, the Neighbourhood Development Plan will proceed to a local referendum to decide whether it should become part of the development plan for Bristol and be used alongside the Bristol Local Plan to determine planning applications in Lawrence Weston.

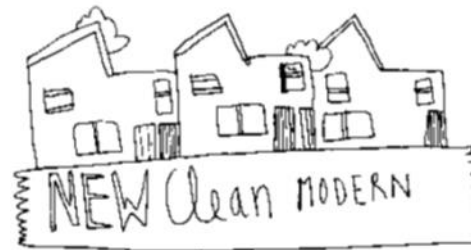
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Lessons learned from Neighbourhood Plans in Bristol

Key tips

2. Transparency - record everything:

- Meetings
- Activities and engagement
- Web site
- Use local news sheets and social media
- Use the press
- Use the local council members....



Place



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Key tips

3. Project Management:

- Forward plan tasks and activities
- Work out the relationship what the community want and what can be delivered
- Establish time vs resources
- Firm up on the resource intensive times
 - consultation, plan drafting, response assessment....

1) Project Management		Workstream issues?										
sub group leads		Resourcing										
Timescale		Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
Outputs	Tasks											
Review of project management moving forward	Resources issues for work streams to be addressed											
	Budget review											
	Program of dates to be developed											
	Take stock and review timetable against work stream requirements											
	Develop process of agreement for report methodologies											
Drafting the plan	Scope the plan structure											
Examination in Public	Preparation											
	Examination											



Place

Lessons learned from Neighbourhood Plans in Bristol

Key tips

4. Review progress regularly:

- Are you on track?
- Is the community response what you expected?
- Have events overtaken you...?
- Do you need to revise your aspirations?
- Have you still got the resources necessary for the task?

- Be agile....



Place



Lessons learned from Neighbourhood Plans in Bristol

Key tips

5. Involve the Local Planning Authority at all stages to check:

- Do you need the policy?
 - Does the policy do what you want?
 - Is the policy legal....
- Joining the Development Plan documents together
 - Meeting community needs
 - better places
 - joint success!



Place

Setting up a Neighbourhood Planning Forum

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Place

