



Hengrove & Whitchurch Park Neighbourhood Development Plan – Regulation 18 Decision Statement (October 2018)

Bristol City Council determined on 25th October 2018, following an independent examination, that the Hengrove & Whitchurch Park Neighbourhood Development Plan, as revised in accordance with the modifications set out below, complies with the legal requirements and basic conditions set out in Schedule 4B of the Town and Country Planning Act 1990 and the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The neighbourhood development plan will therefore proceed to referendum on Thursday 14th February 2019.

In accordance with regulation 18 of The Neighbourhood Planning (General) Regulations 2012, this statement sets out the council's decision and reasons.

Background

Hengrove and Whitchurch Park ward lies on the southern edge of the city of Bristol and has a population of around 17,400 people. It became a designated Neighbourhood Planning Area on 7th November 2016. The Hengrove and Whitchurch Park Neighbourhood Planning Forum applied to be designated as a Neighbourhood Planning Forum for the purpose of developing a neighbourhood development plan for the area. They were designated as Hengrove and Whitchurch Park Neighbourhood Planning Forum on 7th November 2016.

The consultation process carried out by Hengrove and Whitchurch Park Neighbourhood Planning Forum has been robust, well conducted and recorded. The Forum consulted on a draft neighbourhood development plan from 16th December 2017 to 19th February 2018. An amended neighbourhood development plan was submitted to Bristol City Council for independent examination on 18th April 2018. The plan was published for consultation by Bristol City Council between 11th May and 22nd June 2018 and representations received were passed to the examiner for consideration. Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD was appointed as independent examiner of the plan and carried out her examination by written representations between July and September 2018.

The examiner concluded that, subject to modifications, the plan could proceed to referendum.

Bristol City Council has considered the examiner's recommended modifications and reasons. The Council has determined that the Hengrove and Whitchurch Park Neighbourhood Development Plan, with the specified modifications, meets the basic conditions, is compatible with the Convention rights

and complies with the definition of a neighbourhood development plan, and should therefore proceed to referendum, the referendum area to be the designated Hengrove and Whitchurch Park Neighbourhood Planning Area.

Hengrove and Whitchurch Park Neighbourhood Development Plan - Examiner's recommended modifications and reasons

Bristol City Council has made the following modifications, recommended by the examiner, to ensure that the draft plan meets the basic conditions. The examiner's comments as stated in the examiner's report are shown in italics and the relevant paragraph reference shown in bold. Additional modifications identified by Bristol City Council include consequential changes to ensure that all relevant content is consistent with the examiner's recommendations and changes for the purposes of correction, accuracy and ease of understanding.

Page	Examiner's recommendation	Reason	Action taken	Modification
All	(Proposed by Bristol City Council) Amend footnote to reflect status of document.	Footnote should reflect status of document.	Amend as proposed.	Amend footnote as follows: HWP-NDP Submission Version.....April 2018 <u>Hengrove and Whitchurch Park Neighbourhood Development Plan</u>
2	(Proposed by Bristol City Council) Under 'Contents', para 3.3 and 3.4 remove policy numbering from HWP12 and re-number policy HWP13.	Consequential amendment (see Examiner recommendation for policy HWP12: Priorities for Community Infrastructure Levy Spending).	Amend as proposed.	Amend table of contents as follows: 3.3 Community Facilities and Health Policy HWP10: New Community Hum and Protection of Community Facilities....38 Policy HWP11: Extending GP Surgery Provision.....38 Policy HWP12: Priorities for Community Infrastructure Levy Spending.....38 3.4 Sustainable Travel Policy HWP13 <u>12</u> : Promoting Sustainable and Active Travel.....39
2	(Proposed by Bristol City Council) Under 'Contents' amend name of each appendix to reflect appendix titles as set out at rear of	To ensure contents page accurately reflects titles of appendices set out	Amend as proposed.	Amend table of contents as follows: Appendices: 1 & 2 Links to evidence p40;

Page	Examiner's recommendation	Reason	Action taken	Modification
	document.	on pages 40, 41 & 52.		Appendix 3 — p41; Appendix 4 SADMP extract p52 <u>Appendix 1: Masterplan for Hengrove Park40</u> <u>Appendix 2: Open Space Survey.....40</u> <u>Appendix 3: Relevant Consultation on a new Hengrove Park.....41</u> <u>Appendix 4: Development Brief for Hengrove Park.....52</u>
3	(Proposed by Bristol City Council) Under 'Abbreviations used in the text' amend definition of 'DCLG' to reflect new departmental name and definition of 'NPPF' to reflect revision. Correct definition of 'SADMP'.	For accuracy.	Amend as proposed.	Amend abbreviations used in the text as follows: DCLG: Department of Communities and Local Government (<u>renamed Ministry of Housing, Communities and Local Government in Jan 2018</u>) NPPF: National Planning Policy Framework (<u>revised July 2018</u>) SADMP: Site Allocations and Development Management Policies (part of the Local Plan)
4	(Proposed by Bristol City Council) Para. 1.2, 1st sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.2, 1 st sentence - amend text as follows: The Hengrove and Whitchurch <u>Park</u> Neighbourhood Planning Forum ('the Forum') was designated by Bristol City Council, the LPA, on the 7 th November 2016.
5	(Proposed by Bristol City Council) Para. 1.4, quote from NPPF - Correct text of quote to reflect updated version of NPPF.	For accuracy.	Amend as proposed.	Para. 1.4 - amend text of quote as follows "neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need." "Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory

Page	Examiner's recommendation	Reason	Action taken	Modification
				development plan.”
5	(Proposed by Bristol City Council) Para. 1.6, 2nd sentence - Refer to Hengrove Park for clarity.	For ease of understanding.	Amend as proposed.	Para. 1.6, 2 nd sentence - amend text as follows: Social objectives of sustainable development will be met with about 1,400 new quality homes <u>at Hengrove Park</u> of which at least 30% will be affordable.
5	(Proposed by Bristol City Council) Para. 1.6, 4 th sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.6, 4th sentence - amend text as follows: Sustainable economic benefits will flow from the positive regeneration impact of the new development and Park, as well at <u>as</u> the retail and other non-residential development proposed.
6	(Proposed by Bristol City Council) Para. 1.9, 1st sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.9, 1st sentence - amend text as follows: Work on the Plan has been assisted by g Government (DCLG) grants available for neighbourhood planning groups, which enabled the Forum to employ LB Planning to draft the Plan, assist with consultation events and produce supporting documents including an Assessment of Open Space in the ward.
6	(Proposed by Bristol City Council) Para. 1.9, 2nd sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.9, 2nd sentence - amend text as follows: The evidence base for O open S space in the city is principally the Parks and Green Spaces Study <u>Strategy</u> 2008, so updating work was seen as important – particularly given the key role the re-modelling of Hengrove Park is to play in the regeneration proposals.
11	(Proposed by Bristol City Council) Para. 1.16, 1st sentence -	For ease of understanding.	Amend as proposed.	Para. 1.16, 1st sentence - amend text as follows:

Page	Examiner's recommendation	Reason	Action taken	Modification
	Addition/amendment to text.			HWPNP Forum Masterplan: The Masterplan produced for the Forum (<i>see link in Appendix 1</i> and Figure 5 below) has taken a 'park first' approach to the development of the site.
11	(Proposed by Bristol City Council) Para. 1.16, last sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.16, last sentence - amend text as follows: The Masterplan has a detailed analysis of the site and overarching design guidelines, the 'Masterplan Moves', which are reproduced from the report in Figure 4.
11	(Proposed by Bristol City Council) Para. 1.17, last sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	Para. 1.17, last sentence - amend text as follows: The Forum feel that development of no more than 5 storeys is more appropriate, and that only in <u>within</u> the central hub area near the Leisure Centre.
17	(Proposed by Bristol City Council) Para. 1.22, 1st sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed	Para. 1.22, 1st sentence - amend text as follows: Hengrove and Whitchurch Park, the Ward and Neighbourhood Planning Area, is on the southern edge of the City of Bristol. South Bristol has more than half of the most deprived LSOAs* in Bristol (within the 10% of most deprived <u>10% of</u> LSOAs nationally).
17	(Proposed by Bristol City Council) Asterisked note under Fig. 6 - Addition/amendment to text.	For accuracy	Amend as proposed	Asterisked note under Fig. 6 - amend text as follows: * LSOA = 'Lower Single Layer Super Output Area', a designated <u>geographical</u> area for the purposes of Census output.
18	(Proposed by Bristol City Council) Para 1.24, last sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed	Para 1.24, last sentence - amend text as follows: All <u>are</u> indicators of a community that is feeling neglected and <u>whose citizens are</u> disinclined to engage as a citizen .

Page	Examiner's recommendation	Reason	Action taken	Modification
21	(Proposed by Bristol City Council) Figure 9 Title - Correct textual error.	Correction to textual error.	Amend as proposed.	Figure 9 Title - amend text as follows: Location information from Figure 8.
22	<p>Policy HWP1: A revitalised Hengrove Park</p> <p>13.3.2 <i>Bristol City Council point out that bullet point 12 refers to an area that falls outside the site allocation and should be deleted from this policy.</i></p> <p><i>Bullet point 12 should be deleted and the final paragraph of this policy includes wording which is not "policy". For clarity and to meet the Basic Conditions the final paragraph of the policy should be modified as follows:</i></p> <p><i>A management plan and ongoing maintenance funding should be <u>is required to be</u> part of any permission for the development of this site and Park.</i></p>	For clarity and to meet the Basic Conditions.	Amend as recommended	<p>Amend policy text as follows:</p> <p>Policy HWP1: A revitalised Hengrove Park</p> <p>Development Proposals for the Hengrove Park Site should include a large high quality park of 'destination' quality, as development guidance in the Local Plan indicates (appendix 4). The remodelled Hengrove Park should ideally include the following facilities and design and layout features:</p> <ul style="list-style-type: none"> • Sports pitches for public use; • Indoor changing facilities with showers and toilets as a minimum to replace existing facilities; • A new scout hut with secure area around to replace the existing facility; • Historic references to, and information on, the former airport and its' history; • The runway space retained but imaginatively recreated with physical reference to the historic hard surface surrounded by a grass sward setting retained at least in part; • An expanded Children's Play Area with facilities for a wide range of ages, linking well into the rest of the Park; • Extensive well-surfaced cycle and walking facilities for travel and recreational purposes, fully accessible and linking safely and directly to active travel facilities beyond the Park; • Formal Park attractions and planting as agreed; • Tree-planting to improve areas of open woodland and

Page	Examiner's recommendation	Reason	Action taken	Modification
				<p>replace loss of trees on site;</p> <ul style="list-style-type: none"> • Potential for an events space; • Outdoor gym facilities; • Improvement of the Mounds SNCI that respects the wildlife and biodiversity value of the site; • Better green links between the Mounds and remodelled Hengrove Park. <p>A management plan and ongoing maintenance funding should be <u>is required to be part of any permission for the development of this site and Park.</u></p>
23	(Proposed by Bristol City Council) Figure 10 Title - Correct textual error.	Correction to textual error.	Amend as proposed.	<p>Figure 10 Title - amend text as follows:</p> <p>Figure 10: Wildlife corridors linking to Hengrove Park [brown dots are wildlife corridors, which also include the SNCIs shown green; red line shows extent of neighbourhood area] <i>Bristol City Council mapping</i></p>
23	(Proposed by Bristol City Council) Para. 3.1.8, last sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	<p>Para. 3.1.8, last sentence - amend text as follows:</p> <p>The former airport lounge and reception building has gone, and the runway is the only significant physical monument left from an important part of Bristol's sSecond wWorld wWar heritage and first airport.</p>
24	Policy HWP3: Public Art, Creative Industry and Heritage Promotion 13.3.6 <i>The National Planning Policy Framework sets out how</i>	In order to meet basic conditions.	Amend as recommended	<p>Amend policy text as follows:</p> <p>Policy HWP3: Public Art, Creative Industry and Heritage Promotion</p>

Page	Examiner's recommendation	Reason	Action taken	Modification
	<p><i>applications affecting designated and non-designated Heritage Assets should be considered.....</i></p> <p><i>.....The policy as currently worded makes requirements beyond those made by the NPPF. In order to meet the Basic Conditions, the policy should be modified as follows:</i></p> <p><i>The runway and site of Whitchurch Airport are important local heritage assets in an area that does not have many heritage assets. It is important that the development of the Hengrove Park site <u>has regard to the preservation of the runway space and its setting</u> preserves the runway space and some of the previous setting. References to the airport heritage should also be incorporated into the wider Park and built environment: public art would do this well.....</i></p>			<p>The runway and site of Whitchurch Airport are important local heritage assets in an area that does not have many heritage assets. It is important that the development of the Hengrove Park site <u>has regard to the preservation of the runway space and its setting</u> preserves the runway space and some of the previous setting. References to the airport heritage should also be incorporated into the wider Park and built environment: public art would do this well.</p> <p>The existing Bottle Yard Studios is an important local cultural industry and its requirements for a low noise and dust environment should be protected as far as possible during construction works.</p> <p>Public Art projects for the Park and new built environment are encouraged in order that the profile of the new development is raised and its distinctiveness and local character established.</p>
25	(Proposed by Bristol City Council) Para. 3.1.11, 1st sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	Para. 3.1.11, 1st sentence - amend text as follows: The Open Space Study for the neighbourhood area (<i>see link - Appendix 2</i>) assessed all open space within the Ward, details of this assessment can be found in the document.

Page	Examiner's recommendation	Reason	Action taken	Modification
26-29	<p>Policy HWP4: Open Space in Hengrove and Whitchurch Park</p> <p>13.3.8 <i>The figure key for Figure 11 is confusing. For Open Spaces Figure 11 shows three different colours. Figure 11 should be modified to indicate clearly that although the open spaces indicated have different uses they are all considered as open spaces for the purposes of policy HWP4. They should be numbered. There are also some inconsistencies in the list.</i></p> <p><i>Macey's Area off Bishport Avenue appears in the list but is shown on Figure 12 as a Local Green Space, it should be deleted from policy HWP4 and added to Policy HWP5. Land at Half Acre appears as an Open Space on Figure 11 but is not listed in policy HWP4. Hartcliffe Community Park Farm is identified as a Local Green Space on Fig 11 but appears in policy HWP4 and HWP5, it should be deleted from policy HWP4. Land Fronting Cornhill Drive is in the list in policy HWP4 and is</i></p>	For accuracy.	Amend as recommended subject to corrections as agreed between the the Forum and BCC.	<p>Amend policy text as follows:</p> <p>Policy HWP4: Open Space in Hengrove and Whitchurch Park</p> <p>Sites listed below and shown on figures 11 and 12 are designated as open space. Development that proposes the loss of designated open space or does not enhance the use of the site for its current open space use will not normally be permitted. Provision of alternative open space may be acceptable if the benefits of development of that open space are substantial and the alternative open space provided is of equal or better quality and accessibility to the local community. The re-location of any area of open space should not create a shortage of open space, as defined by the Parks and Green Spaces Strategy 2008, in the original area. Areas to be protected as open space are as follows:</p> <p>Land between Copeland Dr and Wedgewood Close Land between Allerton Road and Evercreech Road Corner of Rookery Way and Court Farm Road Land fronting Coulson's Road St Giles Allotments Oatlands Allotments and Severn Project Hartcliffe Community Park Farm Coulson's Park Land fronting Belland Drive Paddock Garden Green Land fronting Cornhill Drive Link between Fortfield Road and Kylross Avenue Macey's Area off Bishport Avenue Land fronting Allerton Crescent Land off Wharnecliffe Gardens Land fronting Tanorth Road</p>

Page	Examiner's recommendation	Reason	Action taken	Modification						
	<i>indicated on Fig 11 but not 12. For consistency it should also be shown on Fig 11.</i>			<p>Land fronting Airport Road Half Acre Allotments Fortfield Road Allotments Land off Smythe Croft Hartcliffe Millennium Park Land fronting Fortfield Road Land fronting Whitchurch Lane Staverdale Grove Land off Totshill Drive <u>Land at Half Acre</u></p> <p>Residential Developments other than the Hengrove Park Regeneration Site will be encouraged to contribute appropriately to the improvement of existing open space as an alternative to providing more open space within the development unless a need for onsite provision exists.</p> <p>Amend Fig. 11 as per Appendix A.</p>						
	(Proposed by Bristol City Council) Policy HWP4: Open Space in Hengrove and Whitchurch Park and Figs. 11 & 12 - Correct textual errors in policy and Fig 12. Provide consistency between Policy HWP4 and Fig. 11	Correction to textual error.	Amend as proposed.							
30	(Proposed by Bristol City Council) Para. 3.1.13, 1st sentence - Addition/amendment to text.	For accuracy.	Amend as proposed.	<p>Para. 3.1.13, 1st sentence - amend text as follows:</p> <p>The NPPF, <u>g</u>Government planning policy issued in 2012 (<u>updated in July 2018</u>), created a new power for Neighbourhood and Local Plans to designate special areas of open space as 'Local Green Spaces' (NPPF paras 76-77 <u>99-101</u>).</p>						
30	(Proposed by Bristol City Council) Table 1, 1 st row (relating to Hengrove Park) - Delete text from row.	Consequential amendment (see Examiner recommendation for policy HWP5: Local Green Space).	Amend as proposed.	<p>Table 1 - delete text from 1st row of table</p> <table border="1"> <thead> <tr> <th>Local Green Space</th> <th>Area</th> <th>Reasons for designation</th> </tr> </thead> <tbody> <tr> <td>Hengrove Park</td> <td>Estimated</td> <td>Historic value and heritage on the site links</td> </tr> </tbody> </table>	Local Green Space	Area	Reasons for designation	Hengrove Park	Estimated	Historic value and heritage on the site links
Local Green Space	Area	Reasons for designation								
Hengrove Park	Estimated	Historic value and heritage on the site links								

Page	Examiner's recommendation	Reason	Action taken	Modification		
				(as remodelled in new development) and Green Fingers, St Giles Estate	about 30 Ha	back to the original Bristol Airport and World War 2 transport activities, the runway still exists. A valued informal recreational resource with landscape and townscape value that is due to be enhanced with the re-development. The Green fingers of St Giles are to be included within the designation as important physical and visual links to the Park from the adjacent residential area. Most visited open space site in the consultation 'Dots' Exercise.
				Hengrove Park Children's Area and Skate Park	1 Ha	It has a city-wide recreational value for children and young people, and is a valued resource locally in an area under-resourced with children's play areas.
				Whitchurch Green	6.36Ha	A designated Town Green, Whitchurch Green provides informal recreational facilities and the tranquillity and beauty of open space in the context of its residential surroundings. An active community group encourages engagement in planting and events. Also scored highly in the Dots Exercise.
				The Mounds SNCI	14.11Ha	A quiet wild area that is valued for informal recreation and designated an SNCI for its ecological value. It offers a needed habitat variation to the adjacent Hengrove Park. Most visited SNCI.
				Hartcliffe Community Park	3.0Ha	A city and community farm established for 30 years, Hartcliffe Community Park Farm practices organic farming and promotes

Page	Examiner's recommendation	Reason	Action taken	Modification		
				Farm		the protection of habitats and ecological value. With café and children's play area, allotments and livestock, it has an important landscape and recreational value. Also valued community resource with educational purpose.
				St Augustine's Park	1.53Ha	A local park well used by the surrounding community and offering an essential recreational resource with its children's play area and walking and cycle routes. It has a landscape value with mature trees and open space within a dense suburban setting, and offers tranquil space to relax in.
				Hengrove Farm Community Woodland	2.24Ha	A local park in a part of the Ward that is severely lacking in easy access to open space. There is a historic link to the farming history of the area, and recreational value in the Park. Links to the north to the Brislington Brook and wildlife corridor enhance the ecological value of this park.
31	<p>Policy HWP5: Local Green Space</p> <p>13.3.10I have considered the position in regard to the inclusion of Hengrove Park (as remodelled in the new development)very carefully, taking into consideration the importance of</p>	In order to meet basic conditions.	Amend as recommended	<p>Amend policy text as follows:</p> <p>Policy HWP5: Local Green Space</p> <p>The following sites, shown on the Proposals Map (figure 11), are designated as Local Green Space:</p> <p>Hengrove Farm Community Woodland</p>		

Page	Examiner's recommendation	Reason	Action taken	Modification
	<p><i>the area to the community. My conclusion is that this element of the designation fails because :</i></p> <ul style="list-style-type: none"> <i>The boundary of the proposed designation is not and cannot be clearly shown on a proposals map as the area does not currently exist.</i> <i>The proposed designation would be in conflict with the site's allocation as a site for strategic development within Bristol Core Strategy (policy BCS1) and the Bristol Site Allocation and Development Management Policies (SADMP) 2014.</i> <p><i>In order to meet the Basic Conditions designation 7 should be modified as follows:</i></p> <p><i>7. Hengrove Park (as remodelled in new development) and Green Fingers, St Giles Estate</i></p>			<p>St Augustines Park Hartcliffe Community Park Farm The Mounds SNCI Hengrove Park Children's Area and Skate Park Whitchurch <u>Town</u> Green Hengrove Park (as remodelled in new development) and Green Fingers, St Giles Estate</p> <p>Development on Local Green Space will only be permitted if it enhances the use and reason for designation of the site or in other very special circumstances. Hengrove Park will be partially developed for residential use but this will not impact on reasons to designate it due to policy requirements to retain a high-quality large park and make improvements to the existing park.</p> <p>Amend Fig. 11 as per Appendix A.</p>
	<p>(Proposed by Bristol City Council) Policy HWP5: Local Green Space - Correct textual error.</p>	<p>Correction to textual error.</p>	<p>Amend as proposed.</p>	

Page	Examiner's recommendation	Reason	Action taken	Modification
	(Proposed by Bristol City Council) Policy HWP5: Local Green Space - Delete last sentence of policy.	Consequential amendment (see Examiner recommendation for policy HWP5: Local Green Space).	Amend as proposed.	
32	Policy HWP6: sites of Local Wildlife Interest 13.3.12 <i>The sites of Local Wildlife Interest should be numbered for clarity.</i>	For clarity	Amend as recommended.	Amend policy text as follows: Policy HWP6: Sites of Local Wildlife Interest Areas shown on the Proposals Map (Figure 11) and listed below have important local significance for the ecological and biodiversity strength of the neighbourhood area. Development of these areas should be avoided, and where development will impact on them, protection of the feature and mitigation measures will be required. The following are designated Sites of Local Wildlife Interest: 1. Tennis Courts Hartcliffe Campus Site 2. Macey's Area south of Bishport Avenue Pigeonhouse Stream 3. Brislington Brook, south of Airport road
	(Proposed by Bristol City Council) Policy HWP6: sites of Local Wildlife Interest - Addition/amendment to policy text.	For accuracy.	Amend as proposed.	
34	(Proposed by Bristol City Council) Para. 3.2.2, last sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	Para. 3.2.2, last sentence - amend text as follows: Providing some apartment blocks on the Hengrove Park Site, within the constraints of design that respects the surrounding low-rise dwellings, could <u>therefore</u> help to widen the current choice of dwellings within the Ward therefore .
34	(Proposed by Bristol City Council) Para. 3.2.5, 4th sentence - Correct	Correction to textual error.	Amend as proposed.	Para. 3.2.5, 4 th sentence - amend text as follows:

Page	Examiner's recommendation	Reason	Action taken	Modification
	textual error.			Demand for houses is greater that <u>than</u> for flats, but 43% of applicants were happy to consider any property, and 14% specified a flat.
35	<p>Policy HWP8: Residential development at Hengrove Park</p> <p>13.3.16<i>I consider that the policy as currently worded would not provide the flexibility to ensure that the site can be delivered viably. For clarity and in order to meet the Basic Conditions the policy should be modified as follows:</i></p> <p><i>The Layout of Development on the Hengrove Park site should follow the five Masterplan Moves of the Hengrove Park Masterplan <u>where this is feasible and viable</u> in order that a high-quality large park is created out of the existing Hengrove Park and <u>ensure that</u> the new residential development interacts well with the new park and greatly increases the level of informal surveillance of the Park.</i></p> <p><i>Residential development should be of a density of 70 dph <u>where this is feasible and viable</u> or more</i></p>	For clarity and in order to meet the Basic Conditions,	Amend as recommended.	<p>Amend policy text as follows:</p> <p>Policy HWP8: Residential development at Hengrove Park</p> <p>The Layout of Development on the Hengrove Park site should follow the five Masterplan Moves of the Hengrove Park Masterplan <u>where this is feasible and viable</u> in order that a high-quality large park is created out of the existing Hengrove Park and <u>ensure that</u> the new residential development interacts well with the new park and greatly increases the level of informal surveillance of the Park.</p> <p>Residential development should be of a density of 70 dph <u>where this is feasible and viable</u> or more so that the Park footprint can be maximised with approximately 1,400 dwellings to be provided on the site, of varying type, size and tenure. The Park footprint <u>should where possible</u> to be broadly as shown on the Masterplan, reproduced as Figure 5 in this Plan and available via the Appendix 1 link.</p> <p>Good Design will be required throughout the development, with legibility created through the use of design features, height and massing of buildings as well as public art. Maximum interaction with the Park and new residents is to be encouraged with soft boundaries and the use of green fingers into new residential development.</p> <p>In line with Local Plan policy a minimum of 30% Affordable</p>

Page	Examiner's recommendation	Reason	Action taken	Modification
	<i>so that the Park footprint can be maximised with approximately 1,400 dwellings to be provided on the site, of varying type, size and tenure. The Park footprint <u>should</u> where possible to be broadly as shown on the Masterplan, reproduced as Figure 5 in this Plan and available via the Appendix 1 link.....</i>			housing is to be provided on site, to include some shared ownership scheme dwellings, and to be interspersed throughout the site.
35	(Proposed by Bristol City Council) Para. 3.2.6, 2nd sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	Para. 3.2.6, 2nd sentence - amend text as follows: The Council's Statistical Ward Profile 2017 shows that people over 65 are <u>account for</u> 20.8% of the population in the Ward, compared with only 13.2% in Bristol generally and 17.7% nationally.
36	(Proposed by Bristol City Council) Para. 3.3.1, 2nd sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 3.3.1, 2nd sentence - amend text as follows: Health provision and education are particular concerns, as well a <u>as</u> library facilities – at the time of writing the Whitchurch Library was potentially to close.
36	(Proposed by Bristol City Council) Para. 3.3.2, 1st sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 3.3.2, 1st sentence - amend text as follows: Figures 13 below shows information from The <u>a</u> BCC map of community facilities.
37	(Proposed by Bristol City Council) Figure 14 Title - Correct textual error.	Correction to textual error.	Amend as proposed.	Figure 14 Title - amend text as follows: Figure 14: Community Facilities in the ward and surrounding

Page	Examiner's recommendation	Reason	Action taken	Modification
				area Both Figure 13 & 14 Mapping and information courtesy of Bristol City Council and OpenStreetMap
38	(Proposed by Bristol City Council) Policy HWP11: Extending GP Surgery Provision - Correct textual error.	Correction to textual error.	Amend as proposed.	Amend policy text as follows: The extension of GP surgery provision at the Whitchurch Health Centre is supported. Other proposals for new GP surgeries will be supported providing they comply with other policy policies in the Development Plan.
38	(Proposed by Bristol City Council) Para. 3.3.5 - Addition/amendment/correction to text.	Consequential amendment (see Examiner recommendation for policy HWP12: Priorities for Community Infrastructure Levy Spending) and correction to textual error.	Amend as proposed.	Para. 3.3.5 - Insert title and amend text as follows: <u>Priorities for Community Infrastructure Levy Spending</u> Bristol CC is moving to a new way of making decisions on spending local CIL receipts and other developer contributions. They point out the <u>that</u> g Government CIL guidance suggests Neighbourhood Plans should set out community priorities for spending CIL locally, and so Policy HWP12 does this. <u>Current priorities are set out below. As these may</u> As <u>As</u> priorities change over time, the Policy has a caveat concerning the list is not being exclusive or limiting should other projects and priorities arise. Setting out priorities in this way is <u>was</u> done in order that the Forum's view of them could be tested at the Reg14 Consultation Stage, and remain transparent for the wider community and other stakeholders including developers. Policy HWP12: Priorities for Community Infrastructure Levy Spending Financial contributions from development to <u>should</u> be spent in line with local community wishes <u>and</u> will be allocated to

Page	Examiner's recommendation	Reason	Action taken	Modification
				<p>community priorities agreed at the time by the Hengrove and Whitchurch Park Neighbourhood Planning Forum and other community bodies. They may include but not exclusively the projects listed below:-</p> <ul style="list-style-type: none"> • The delivery of improved community facilities and a Community Hub; • Support for a new health centre and GP surgery; • General improvements to the open space and parks in the neighbourhood area; • Improvements for cycling and walking facilities.
	<p>Policy HWP12: Priorities for Community Infrastructure Levy Spending</p> <p>13.3.24 <i>This is not a policy and should either be moved to an annex or to the body of the text of the plan.</i></p>	Text should not be set out as a policy.	Amend as recommended.	Delete policy HWP12: Priorities for Community Infrastructure Levy Spending.
39	(Proposed by Bristol City Council) Para. 3.4.2, last sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	<p>Para. 3.4.2, last sentence - amend text as follows:</p> <p>Policy HWP13 encourages this provision, besides <u>in addition to</u> better cycle and pedestrian facilities and electric car charging points to encourage active and sustainable travel.</p>
39	(Proposed by Bristol City Council) Re-number policy HWP13.	Consequential amendment (see Examiner recommendation for	Amend as proposed.	<p>Policy HWP13: Promoting Sustainable and Active Travel - amend policy numbering as follows:</p> <p>Policy HWP1312: Promoting Sustainable and Active Travel</p>

Page	Examiner's recommendation	Reason	Action taken	Modification
		policy HWP12: Priorities for Community Infrastructure Levy Spending).		

Appendix A: Amended Fig. 11 – Proposals Map northern and southern sections

