



Lawrence Weston Neighbourhood Development Plan

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Plan Period 2015 – 2030

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BACKGROUND AND CONTEXT

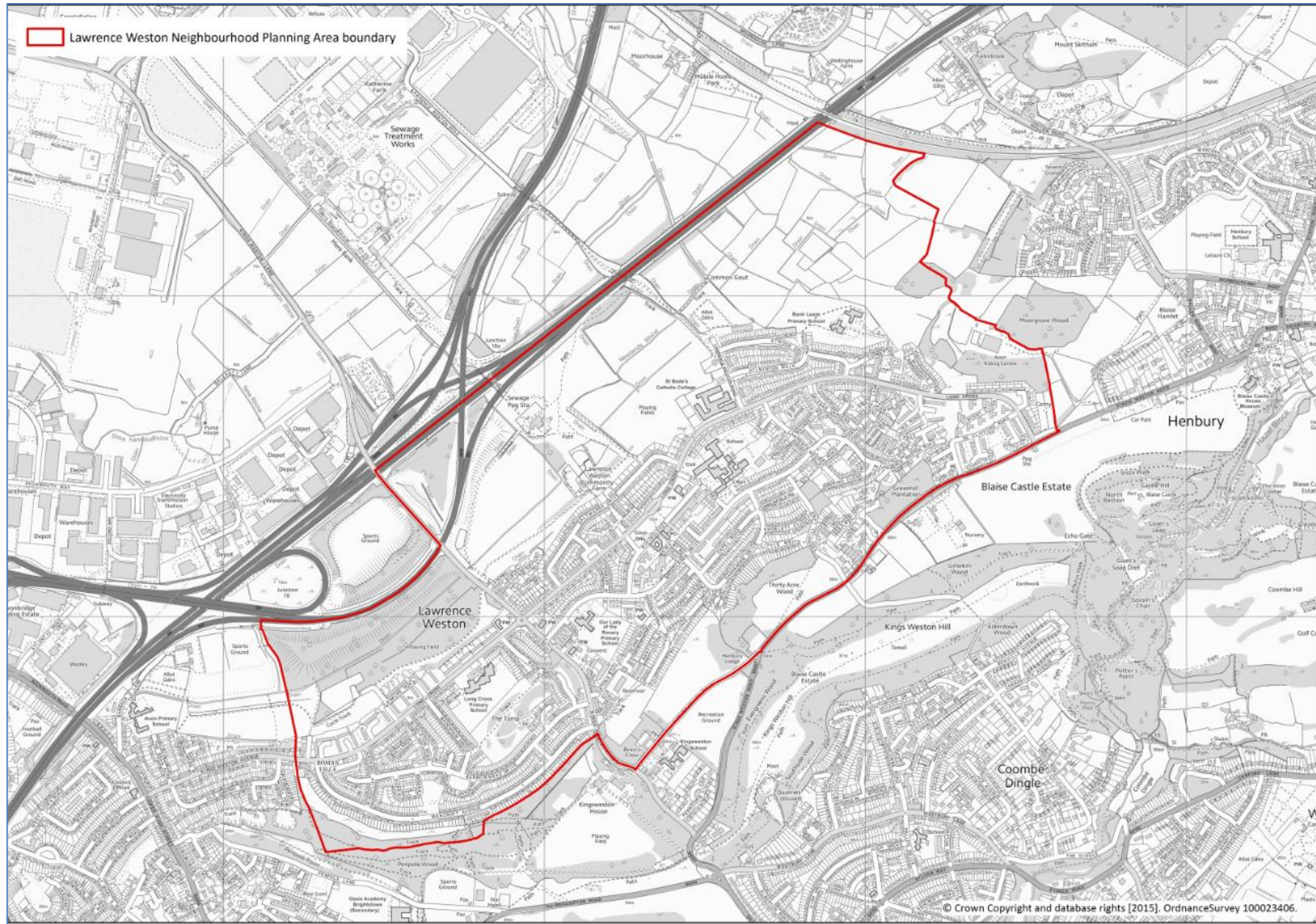
1. OVERVIEW

- 1.1 The Lawrence Weston Neighbourhood Planning Group, are a sub-group of Ambition Lawrence Weston (ALW), a not-for-profit company limited by guarantee, that was set up by Lawrence Weston residents first, to challenge the decline, neglect, and occasional but blatant exploitation of their neighbourhood, and then, to be a means to guide and drive the restoration and regeneration of their community. Driven by this, the Group has conducted and correlated research and data about its neighbourhood, conducted a number of resident consultation exercises, and both attended and facilitated professionally-led sessions on understanding and assessing modern urban design. The big aim, the absolutely top-level objective, of ALW and the Planning Group is the regeneration of the Lawrence Weston community and its community spirit.
- 1.2 A vital element to achieving this is seen as the provision of homes that are both physically desirable — “Wow, this is a really good house to live in: It’s comfortable, is really well laid out, works brilliantly well, and is, thank God, really cheap to run”; and win emotional commitment from their residents — “I really want to live here; this place makes me feel great; it’s neighbourly, well-looked after and I feel welcome and supported. I feel I really contribute and I want so much to be part of this. I would hate to have to leave” — feelings that are inspired at least as much by community-nurturing, thoughtful design and landscaping of the outside spaces and street-scene, as by well-designed and careful internal construction. This is vital to restoring the once common and much valued commitment found among residents both to the maintenance of their locality, (they built a deal of their original facilities themselves), and to each other.
- 1.3 From our background work, we believe that it is completely realistic to build high quality new housing; that is, high quality in terms of the living space, low running costs, low use of potable (drinking) water and need for waste water handling, easily maintained with a low cost of upkeep, high levels of soundproofing of living spaces, both internally, as well as between immediate neighbours, and to external noise; also good outside design leaving low opportunity for inter-neighbour friction; building high levels of community identity, self-respect, mutual support and co-operative living. We also find that it is practical to have resident-guided design and the delivery of welcoming homes and neighbourhoods, with houses that are, quite simply, bright and pleasing to live in, so that they become valued homes that earn the commitment of their residents. We believe this will lead to a community with a high level of commitment to its own smooth working, and to the social success of that community - in contrast to much development that has happened up until now, and that is still threatened. We also believe that meeting these aims will not only realise vitally-needed community benefit but also considerable straightforward value to the developer.
- 1.4 In addition to high quality homes, the community consultation has clearly highlighted the need for better retail, community and health facilities. The consultation also tells us that people would like to see improvements to greenspaces and growing spaces. And finally, our NDP aims to improve how people move around both within the neighbourhood and move between Lawrence Weston and nearby employment, leisure, health and retail destinations.
- 1.5 Lawrence Weston has significant development potential, providing an exciting opportunity to bring about positive change for current and future residents. We are keen to get this right first time. This is the understanding and motivation that has driven the generation, (much more than mere "writing"), of both the Lawrence Weston Neighbourhood Development Plan and its close companion, the Lawrence Weston Design Statement. The Planning Group is, therefore, very concerned to ensure that new housing, community facilities, green spaces and transport infrastructure meet the community’s needs especially as defined so far within the Community Plan and the Lawrence Weston Design Statement, and is able to fulfil its “Big Aim” - the regeneration of the Lawrence Weston community and its community spirit. Whilst the Lawrence Weston Design Statement is not part of the Neighbourhood Development Plan a number of policies within the plan

provide that proposals have regard to its content.

2. LAWRENCE WESTON NEIGHBOURHOOD DEVELOPMENT PLAN

- 2.1 Work on the Lawrence Weston Neighbourhood Development Plan started back in early 2012. Initially residents were involved in putting together a Community Plan for the area. The Community Plan sets out a vision for the neighbourhood that reflects local needs and aspirations. Through the Community Plan process, Ambition Lawrence Weston, a development trust for the area, was created, along with a sub group; the Lawrence Weston Neighbourhood Planning Group (LWNPG).
- 2.2 The proposed Neighbourhood Planning Area put forward by LWNPG was designated by Bristol City Council (BCC) on 31 January 2013. LWNPG then successfully applied to be the Neighbourhood Planning Forum for that area and were designated as such on 1 May 2013. LWNPG has 30 resident members including the four local councillors. The plan's preparation has included extensive consultation and involvement of local people through door to door research, newsletters, the Ambition Lawrence Weston website, regular meetings, resident training events, drop-in sessions and press releases.
- 2.3 The Neighbourhood Development Plan draws its priorities from the Community Plan. The Community Plan is the overarching vision and action plan for the neighbourhood, and the Neighbourhood Development Plan addresses the land use and planning related issues of the Community Plan.
- 2.4 The Neighbourhood Development Plan sets out objectives on key themes including; housing, traffic and transport, parks and green spaces, jobs and skills, community facilities, retail, health and wellbeing and urban design.
- 2.5 The Localism Act, which received Royal Assent on November 15, 2011, introduced new rights and powers to allow local communities to shape new development. Designated Neighbourhood Planning Forums can use the new neighbourhood planning powers to establish general planning policies for the development and use of land in a neighbourhood. These are described legally as "Neighbourhood Development Plans".
- 2.6 The Neighbourhood Development Plan must be in general conformity with both the National Planning Policy Framework (NPPF) and local policies, in particular Bristol's Core Strategy (Adopted June 2011).
- 2.7 The Lawrence Weston Neighbourhood Development Plan if agreed at referendum (and compliant with EU regulations) will be made part of the Development Plan for Bristol and must be considered along with the Bristol Local Plan in relation to any development proposals. Decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).



Map 1 Lawrence Weston Neighbourhood Planning Area boundary

3. ABOUT LAWRENCE WESTON

3.1 Lawrence Weston is a post war housing estate on the North West fringe of Bristol. It has a population of around 7000 people, with a much higher than (Bristol city) average proportion of children, young people and young families. The neighbourhood was developed as a dormitory village for the industrial area of Avonmouth just over a mile away.

Housing

- 3.2 Lawrence Weston has approximately 3,100 dwellings, 51%¹ of which are owned by Bristol City Council (BCC) or other social landlords.
- 3.3 The character of the estate is low density. Much of the estate was built after the Second World War with some historical buildings pre-dating this time, particularly the old (17th century) farmhouses on Kings Weston Lane.
- 3.4 The residential properties on the estate comprise of two and three bed family dwellings in a mixture of terraced and semi-detached arrangements. There are also a large number of house type flats. The buildings are of varying quality and construction, some are precast concrete and others more traditional brick construction. There are also a large number of flatted blocks (four storey walk up flats) from the 1960's and 70's surrounded by extensive green open space. The flatted blocks include almost entirely two bed flats creating an oversupply of this type of dwelling. The energy efficiency of many of the properties in the neighbourhood is poor.
- 3.5 Due to inherent structural defects BCC has cleared a number of the precast reinforced concrete (PRC) houses in Lawrence Weston, relocating residents to alternative housing within the neighbourhood (and beyond). This has left sites which have currently been enclosed by close boarded timber fencing. BCC has also cleared a number of plots which were originally garage sites.
- 3.6 The Lawrence Weston Housing Needs Study 2013 and prior community research indicates a need for family houses to buy and to rent, older people's accommodation and affordable homes to buy and rent. There are existing tensions in the neighbourhood around housing allocations and concerns that more housing will put even more pressure on already inadequate local services.
- 3.7 Lawrence Weston is adjacent to the Cribbs Patchway New Neighbourhood (CPNN) which includes plans to deliver 5,700 new dwellings.

Parks and green spaces

- 3.8 One of the key characteristics of Lawrence Weston is its abundance of green space. The neighbourhood benefits from the proximity of both Blaise Castle and Kingsweston Estate with long views to mature woodland and the Estuary.
- 3.9 Throughout the neighbourhood there are green parks and verges which provide an attractive green environment. There are a number of available play spaces in the area though most require investment. Currently the allotments in Lawrence Weston are located within the functional flood plain and flood regularly. Within the BCC Site Allocations & Development Management Policies Local Plan (SA&DMP Local Plan) the perimeter of the neighbourhood is designated "Important Open Space" to the south east and "Avonmouth and Kingsweston Levels" to the north west. The wildlife areas within Lawrence Weston's natural environment are important from both a visual amenity and a biodiversity perspective.

¹ See Lawrence Weston Housing Needs Study 2013

Traffic and transport

- 3.10 Despite having additional local community transport services (Lawrence Weston Community Transport, SeverNet Flyer) the area is cut off from neighbouring communities by open space and major roads. The bus services are seen as expensive, unreliable and intermittent and do not directly take residents to jobs at Avonmouth or to other important facilities such as Further Education colleges, hospitals and the City Centre. Of particular concern is the high cost of fares relative to income given the long journeys needed to reach the services and amenities of central Bristol. This situation has improved recently with the introduction of a cheaper 'three stop hop' fare and new bus service route, however there is still significant room for improvement. Following pressure from the NDP some bus routes have been improved in particular to Avonmouth, Parkway Station and Southmead Hospital. The standard 50 minute journey time to the centre of Bristol creates problems for people accessing jobs and other facilities.
- 3.11 There is a lack of safe cycle routes and low take up of cycling on the estate. Residents are dependent on their cars, though car ownership is low: 39% have no car/van compared to a 29% Bristol average (Census 2011), which leaves many residents unable to travel. There is a lack of safe crossing places, particularly around the schools only partially mitigated by the 20 MPH speed limit on parts of Long Cross. Residents have also noted the problem of HGV's illegally using the estate as a route through which is not regularly enforced against.
- 3.12 Despite car ownership being relatively low against the Bristol average, along large parts of Long Cross and along the majority of the residential side streets, pavement and verge parking is a constant feature - severely damaging the social value of the street space, making passage difficult for any but the unencumbered, able pedestrian, reducing the one-time grass verges and occasional grassy areas fronting some homes to a rutted muddy cowfield, and being a major and constant source of complaint among residents. While these or similar problems are commonly experienced in other parts of Bristol, the hope is that, with insightful design, the benefits of a good quality residential street space can be restored to the community while still allowing residents convenient access to their motor vehicles. Such design needs to recognise that the employment profile of residents frequently means that use of small commercial vehicles and vans is a common and valuable and sometimes necessary part of employment.

Jobs, skills and employment

- 3.13 There are below the average (for Bristol) number of businesses and jobs located in Lawrence Weston itself. The Kingsweston ward (which Lawrence Weston falls mostly within) has the 3rd lowest number of jobs in relation to other Bristol wards (ONS 2013 – Business Register & Employment Survey). 35% of Lawrence Weston's residents aged 16+ have no qualifications (Bristol average 20%) "Almost half the Lawrence Weston population are employed in semi-routine/ routine operations (Bristol average less than a quarter)" (LWNP Census Profile paper). Levels of self-employment are also low and public transport links to neighbouring employment areas are poor.
- 3.14 There are three primary schools on the estate, two serving the local community and a third faith primary school which draws from a larger catchment area. One of the schools is also a 0-19 children's centre. There is also a faith based secondary school which again draws from a large catchment area. Many of the local young people travel out of the estate to secondary schools at Henbury, Shirehampton and Pill. There are two additional schools on the estate for children who are not in mainstream school and serving the wider city area. There is a small private nursery.
- 3.15 There is a lack of public IT access and funding for local training and employment support. 24% of residents surveyed through the Community Plan research, responded that they had no access to the internet and 28% accessed it through libraries or friends (Lawrence Weston Community Plan 2013). Transport costs and the unreliable services act as a barrier to those accessing training, particularly for young people. There is a high

demand for welfare benefit, employment and debt advice on the estate.

- 3.16 The neighbourhood is adjacent to the Avonmouth/Sevenside Enterprise area, the largest employment site in Bristol. The community, working with the local authorities and businesses, have recently secured £1.2m to build new cycle routes, establish a shuttle bus and deliver employment advice hubs in Avonmouth and Lawrence Weston.

Community facilities, retail, health and wellbeing

- 3.17 There are four churches all of which have hall facilities. In addition there is a successful community farm, two youth centres and a young people's health and participation project hidden behind the guise of a fruit and smoothie bar. The future of both of the youth centres is uncertain. There is a lack of training and advice facilities and in general community buildings are of a poor quality and cannot meet current and future need despite recent time-limited improvements made by the local community (e.g. a 5 year lease on the Youth Centre).
- 3.18 There is one main GP surgery and one dentist. There is an NHS clinic (the future of which is also uncertain) and a public health building "the Bungalow" holding services such as counselling and discussion groups, and health focused projects. BCC own Ridingleaze House which provides council tenants housing services, a very small library and office space for council staff.
- 3.19 The former secondary school closed in the 1990's and was most recently a Further Education college, Library and community space. It is now closed and the site has recently been cleared. Four out of the five pubs have now closed with three being, or have been, redeveloped for housing. There is one large social club. Overall, the area suffers from a lack of social meeting places.
- 3.20 The retail strip includes 20 small shop units all housed within a 1960's widely-used standard-build rank with maisonettes above. All units are occupied; the largest unit includes a co-op convenience store and post office (see Map 2: Lawrence Weston Retail Centre – Retail core and key shopping area). The shops were owned by BCC but were sold off within the last 10 years. There has been little investment in this retail centre over the last 20 years. Residents complain that the retail offer is poor with too many fast food outlets and food stores that are expensive and offer poor choice (Community Shoppers Survey). Residents complain that the car park behind Ridingleaze shops does not feel safe, and it is therefore underused. Speeding and inappropriate parking is a problem along the main shopping street. There is one other shop and hairdressers to the west of centre.

4. LAWRENCE WESTON COMMUNITY PLAN – THE WAY FORWARD

- 4.1 In 2011, NHS Bristol and the Neighbourhood Partnership² jointly commissioned a report “Towards a Community Plan for Lawrence Weston”. The report identified significant levels of deprivation on the estate, particularly in relation to health, employment, skills and child poverty. The report also found a fragile voluntary sector with many public buildings and services either closed or threatened with closure. The report set out a series of recommendations including the creation of a comprehensive Community Plan.
- 4.2 The Community Plan was completed in 2013³ and pulls together all of the aspirations of the community, across such diverse but interrelated areas as health, housing, safety, crime and drugs, learning and employment, physical dereliction and environment, arts and culture, into one document. This work has involved extensive consultation. On completion of the Community Plan the neighbourhood was awarded £1m over 10 years from the Big Local Lottery fund, in recognition that the neighbourhood had received little investment over recent years. Further information on Big Local projects is available at www.ambitionlw.org or www.biglocalcommunity.org.uk. The Neighbourhood Development Plan has effectively extended the work of the Community Plan, focusing on the development and planning related aspects of that plan, which were extensive.

5. CHALLENGES AND OPPORTUNITIES

5.1 These challenges and opportunities have been derived from the evidence base collated for both the Community Plan and the Neighbourhood Development Plan including extensive community and stakeholder engagement listed in the consultation statement. The opportunities and constraints provide the basis for what development should take place and where it should be situated.

5.2 Challenges

- Parts of the neighbourhood are at risk of flooding.
- Historically low private market interest.
- Three Lower Layer Super Output Areas (LSOA's)⁴ within Lawrence Weston fall within the most deprived 10% of areas in England (English Indices of Deprivation 2015).
- Poorly perceived image and reputation, with concerns around anti-social behaviour (ASB).
- Many homes are of inferior construction quality.
- Lack of diversity of housing types and tenures; the area is dominated by BCC managed 2 bedroom walk up flat blocks which are an unpopular housing choice.
- Poor quality of existing community and health buildings with public sector cuts reducing and closing public and community services.
- Large amounts of open space which is poorly maintained and suffers from a lack of community responsibility for its upkeep.
- Poor transport links to centres of employment and strategic citywide services such as healthcare and

² Avonmouth and Kingsweston Neighbourhood Partnership - one of fourteen area committees in Bristol comprising local residents, organisations and local ward councillors. Neighbourhood Partnerships allow residents and community groups to work with Bristol City Council, the police and local businesses to shape and influence their neighbourhood. Neighbourhood Partnerships also possess some executive functions.

³ Lawrence Weston Community Plan 2013: The Way forward. The Community Plan process involved extensive consultation and community involvement.

⁴ A Geographic area used for the reporting of National small area statistics in England and Wales (e.g. Census). They have an average of roughly 1,500 residents and 650 households.

further education.

- High levels of unemployment, particularly amongst young people.
- Image as a place for “transient” accommodation i.e. an area where it is not worth making any effort to improve or maintain your accommodation and surroundings as you do this by moving elsewhere.
- High & constant ambient noise generated by the nearby motorways — constant background soundtrack on the estate, even with double glazing. Well-established source of low-level irritation, and constant living stress.

5.3 Opportunities

- Numerous development opportunities the majority of which are on cleared brownfield sites.
- Opportunity to diversify the tenure and type of housing, and build high quality homes for local people and prospective residents.
- Opportunity to improve existing housing stock.
- Opportunity to reinvigorate the local retail offer with provision of modern convenience shopping formats.
- Opportunity to deliver new health and community facilities by creating a new community hub building.
- Opportunity to improve the public transport and create new cycle and pedestrian routes.
- Opportunity to enhance green spaces and the wider public realm and improve community involvement in its management.
- The challenges and opportunities raised have informed a vision and key principles for the development of the neighbourhood, and led to aims and objectives to address the development challenges listed above and maximise the opportunities to improve Lawrence Weston. This will help to deliver long-term prosperity and positive growth.
- To be an exemplar for low-cost, energy efficient, low-water utility usage, high wellbeing / ergonomic / pleasing i.e. very liveable, supportive / cohesive / engaged community, commanding long-term commitment from residents, and a will to maintain and improve the locality.
- Opportunities for renewable energy, particularly close-community CCHP / DH, and support for renewables in the immediately adjacent neighbourhoods.

6. VISION

- 6.1 Lawrence Weston is a friendly and vibrant neighbourhood where the word “community” really matters. It will become a community where residents of all ages, can live happy, healthy and fulfilling lives both now, and in the future. The Neighbourhood Development Plan seeks to ensure the creation of a mixed, well-balanced community with high-quality, energy-efficient, affordable accommodation. Residents will be able to travel safely on well-connected and affordable transport routes, and access high quality jobs, services and shops. They will be able to enjoy modern community, health and leisure facilities and an attractive environment which is safe, clean and well-maintained.
- 6.2 Our approach to development and planning is based on the following principles;
- Community-led projects – residents in the driving seat to inform design and long term management.
 - Positive and productive co-operation with partners – working together to make things happen.
 - Inclusive and respectful of difference – everybody’s views are important and should be included.
 - Transparent and open – anyone can become involved in the community; find out how we work and how decisions are made.
- 6.3 In order to deliver the vision, residents of Lawrence Weston have developed the following aims for the NDP.

7. AIMS

- 7.1 In order to achieve this vision, and meet the goals set out in city-wide policy and the Lawrence Weston Community Plan, the Neighbourhood Development Plan aims to help deliver;

A new retail space, with improvements to the existing retail offer

- The delivery of a 1,800m² approx. convenience food store.
- Provision of a more affordable and easily accessible shopping offer.
- Increased footfall to Ridingleaze district centre.

High quality open spaces and public realm

- Protection and improvement of important green spaces.
- Enhancement of the public realm creating a safe, attractive neighbourhood.
- Community enhancing, positive and enjoyable outdoor spaces.

Improved community facilities and services

- The delivery of a new community hub to include a medical centre, library, employment support and voluntary services.

Improvements to the transport system

- Extension of the public transport network.
- Investment in new and improved cycle links to Avonmouth and city centre.
- Improved accessibility and safety for pedestrians.

Improved access to employment

- The delivery of managed workspace providing flexible space for new and growing businesses.
- Identification of sites for employment land.

New high quality homes

- The delivery of around 360 homes in the neighbourhood.
- Development of a diverse housing stock in terms of type and tenure.
- The delivery of both affordable and market housing to meet local and city wide need.
- Low water consumption, low energy consumption, low-maintenance, high quality, healthy, well-matched buoyant and pleasing living spaces.

8. OBJECTIVES

8.1 The Core Objectives of the Lawrence Weston Neighbourhood Plan are derived from the wider aspirations set out in the Lawrence Weston Community Plan. The following objectives have specific planning and land-use implications, and will also help to achieve the wider objectives set out in the Community Plan around health, wellbeing and improving the community. The objectives below should be achieved within the timeframe of the Neighbourhood Plan.

Objective 1: Promote sustainable development

8.2 This is the underpinning principle of all spatial planning; development should strive to be sustainable in line with National and Local Planning Policies. This includes promoting a more mixed and well-balanced community, addressing climate change, improving community facilities, delivering a sustainable and efficient utility supply and consumption, and ensuring on-going community involvement.

Objective 2: Encourage the provision of new housing on a variety of sites in general conformity with the Bristol Local Plan

8.3 Lawrence Weston has been identified as a neighbourhood with numerous regeneration and development opportunities. There are a number of vacant sites that have been identified for development and allocated within the SA&DMP Local Plan. It is the aspiration of the community to have access to good quality, affordable housing to address the community cohesion issues that result from a high turnover of tenancies, and attract new residents who will have a long term interest in the community and strengthen the diversity of the neighbourhood.

Objective 3: Provide a diverse range of tenures, forms and size of housing to encourage a wide variety of prospective residents to Lawrence Weston

8.4 The neighbourhood currently has a significant amount of poor quality social rented stock which is limiting attempts to create a well-balanced community. There is a high concentration of 2 bed flats in the area compared to a need for family houses and accommodation for the elderly. The community aspiration is to diversify the housing provision in the area, providing a range of high quality, market sale and affordable dwellings that meet local needs through shared-ownership, reduced market rent and community-led solutions, including interest in self-build, co-operative or community ownership models of housing.

Objective 4: Ensure that the highest standards of building, public realm and landscape design are achieved and maintained

8.5 Lawrence Weston suffers from pockets of poorly designed and maintained public spaces, community buildings and social housing stock, and residents often feel unsafe in these areas of the neighbourhood. It is the community's aspiration to develop a more positive image of Lawrence Weston as a place to live and create a sense of pride and place through the design of an environment which is safe, clean, and purposeful and which meets the highest standards of architecture and public realm design. Homes both old and new should be energy efficient and meet the needs of residents.

Objective 5: Promote more sustainable, active travel options for the residents of Lawrence Weston

8.6 Lawrence Weston is currently poorly linked to facilities and jobs; of particular note is the lack of safe cycle and pedestrian routes to work and education. This has led to car dependency for many residents, who require private transport to access jobs in Avonmouth and the rest of Bristol. It is the community's aspiration that all residents can travel safely on well-connected active travel routes.

Objective 6: Improve accessibility and connectivity between Lawrence Weston and the rest of Bristol

- 8.7 Currently the quality and frequency of the public transport provision is poor and expensive compared with the rest of the city. The community requires a well-connected, reliable and inexpensive public transport system, alongside other options such as the Car Club to link the neighbourhood with the rest of the city.

Objective 7: Safeguard and create local employment through the provision of flexible commercial floor space in Lawrence Weston

- 8.8 There are very few employment opportunities within Lawrence Weston, and this is further exacerbated by the poor connectivity of the estate. There are comparatively high levels of unemployment and a disproportionate number of long term unemployed and those with long term limiting illnesses. There is a need for training and employment support within the neighbourhood. It is the community's aspiration that more residents have the opportunity locally to take up the benefit of training and skills development, can access secure employment and are empowered to make choices to improve their lives through the creation of local employment opportunities.

Objective 8: Create a more diverse and affordable convenience retail offer and support existing independent shops and services

- 8.9 The retail offer in Lawrence Weston is one of the most limited in the city; the range of products available and price comparison is poor. The main shopping area is run-down and dominated by take-away outlets. It is the aspiration of the community to be able to access affordable, safe, nutritious and appropriate food (including meeting the needs of BME⁵ families) and access high quality services and shops.

Objective 9: Safeguard and improve existing, and allocate new, community services and facilities

- 8.10 Lawrence Weston's existing community facilities are tired, expensive to run and inappropriate for modern needs. Some facilities have already closed; others are under threat of closure, including the last remaining public house. There is a lack of social space for people to meet, limited training and advice space, the library is inadequately equipped and there is a local perception that health facilities cannot meet local demand. The community wants to ensure all residents can enjoy high quality local community and leisure facilities to support the community's physical and mental wellbeing.

9. REVIEWING THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 9.1 The Neighbourhood Planning Group will consider whether the plan needs to be modified or replaced within the plan period. The plan may be modified or replaced early in light of community development opportunities and current and future city wide and national policy changes. To this end the Group will consider re-applying for designation as a Neighbourhood Planning Forum before the current designation lapses on 1st May 2018.

10. ONGOING COMMUNITY ENGAGEMENT

- 10.1 ALW and the Lawrence Weston Neighbourhood Planning Group have been consulting on these plans since 2012. Please see the Lawrence Weston Neighbourhood Development Plan 2016 Submission Version and the Neighbourhood Development Plan Reg 14 Consultation Feedback 2015 for further details. We are proud of the work we have done to engage and respond to people's needs, views and ideas.
- 10.2 The community will want to be fully involved in planning issues going forward including working alongside the local authority and developers to co-create community-led design, plans and strategies as well as influencing city wide and national policy. The Neighbourhood Planning Group will also want to comment and respond to allocations outside of our Neighbourhood Plan area (e.g. Severnside developments, Patchway, developments

⁵ Black and Minority Ethnic communities.

that impact on traffic, air and noise quality, cycle routes, open spaces, employment land). The Neighbourhood Planning Group are also mindful to ensure that their neighbours are considered in relation to any developments within the plan area. To this end the group can continue to make representations on planning matters. The Group will have formal powers under the Housing and Planning Act to request that they are consulted on planning applications in their area whilst they remain formally designated.

POLICY SECTION

11. Housing policies

11.1 Objective 1 Promote Sustainable Development

Objective 2 Encourage the provision of new housing on a variety of sites in general conformity with the Local Plan

Objective 3 Provide for a diverse range of tenures, forms and size of housing to encourage a wide variety of prospective residents to Lawrence Weston

Objective 4 To ensure that the highest standards of building, public realm and landscape design are achieved and maintained.

11.2 The Lawrence Weston Housing Needs Study 2013 and Community Research 2012 indicated a need for family houses to buy and to rent, for older people's accommodation and affordable homes to buy and rent. The following policies encourage the provision of good quality housing units that meet identified need and reflect other community aspirations such as sites for community-led housing (including self-build), low cost home ownership and allocation of new housing that promotes community cohesiveness. They comply with para 50 of the NPPF, in that they aim to widen opportunities for home ownership and deliver a choice of high quality homes.

11.3 Housing sites in Lawrence Weston have been identified by BCC – the major landowner - in BCC's Local Plan. Map 3 below shows them and Appendix 1 sets out the desired tenure type for each site.

Policy H1

Policy H1: New Housing Development

The provision of about 333 homes on the vacant or derelict sites shown on Map 3 will be supported, subject to assessment against the following criteria:

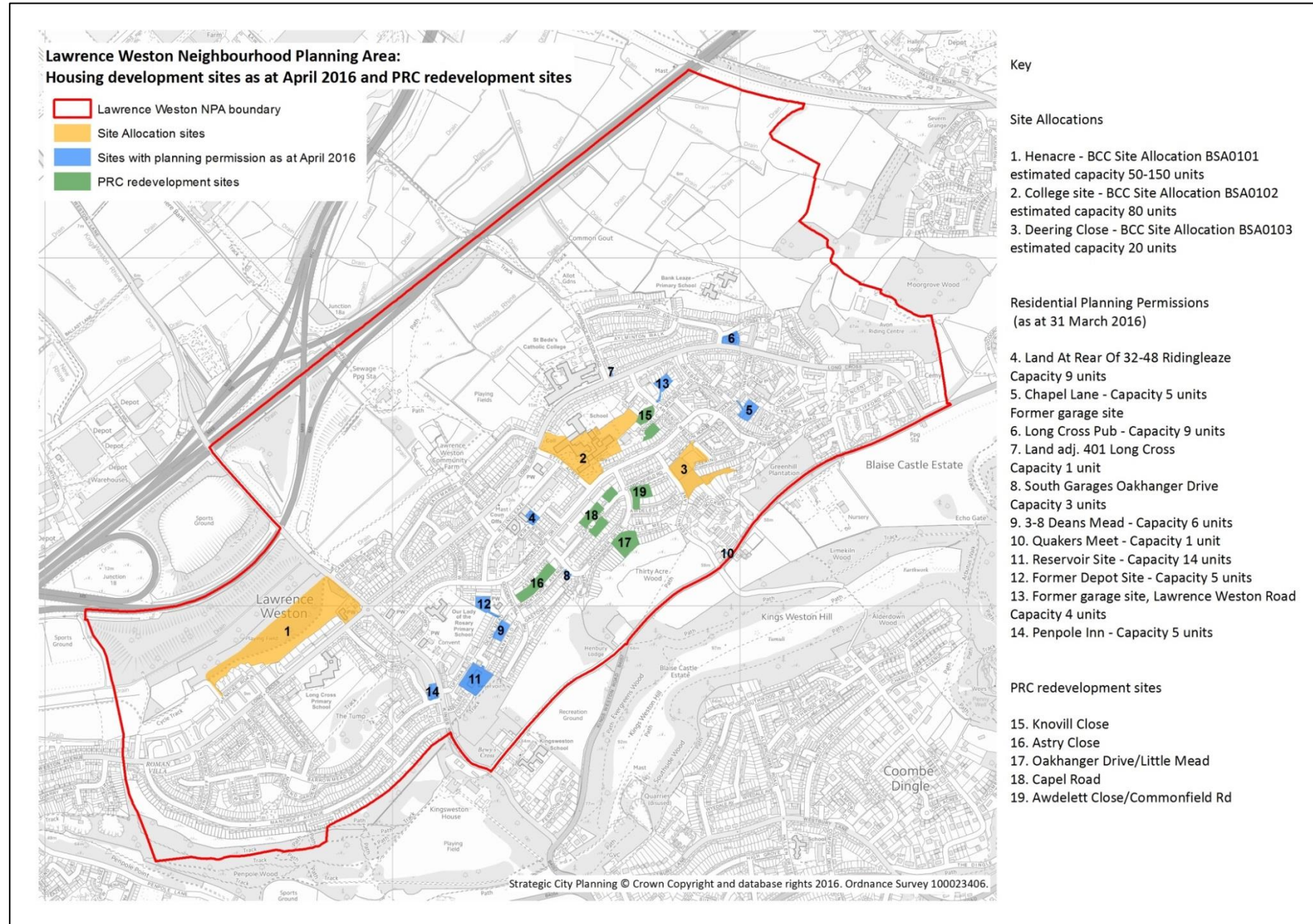
- (i) the extent to which the proposal would make efficient use of under-used land (including "brownfield" sites and former PRC housing sites) and would meet local needs as set out in the most recent housing needs assessment by Bristol City Council;**
- (ii) whether the proposal would reflect the guidance set out in the Lawrence Weston Design Statement and would integrate well with or improve the character of the existing neighbourhood;**
- (iii) whether the proposal would provide a mix of tenures and dwelling types, including custom-build opportunities and family houses with gardens, where this is feasible on any one site; and**
- (iv) the extent to which renewable energy technology, energy efficiency and best practice in sound insulation would be incorporated into the development.**

Justification H1

11.4 Paragraph 47 of the NPPF requires BCC to meet the need for housing and "identify sites" for this purpose. Our plan has followed allocations in BCC's development plans that do this (SA&DMP Local Plan). The overall allocation of 333 homes will contribute to the BCS Housing target including the provision of around 3,000 homes in the Northern Arc regeneration area.

11.5 Local demand as identified by the Lawrence Weston Housing Needs Study 2013 indicates that there is a need for two and three bedroom houses and some four bed houses. Lawrence Weston is overprovided with 2 bedroom flats, but there is a need for one-bedroomed apartments. A need for housing for the elderly and disabled was also indicated. There is an aspiration in Lawrence Weston to work towards a more balanced tenure in the area (objective 3), currently over half of properties are social rented stock.

Map3: Housing sites identified by BCC in Lawrence Weston



- 11.6 To promote social cohesiveness, new housing of varying tenures is required to be well integrated visually and match the character of its surroundings. Policies for the sites on Henacre, the College site and Deering Close are set out in the final site specific policy section; SSP1 to SSP3. Guidelines for housing tenure types for specific sites can be found in Appendix 1.
- 11.7 Deansmead Depot, Lawrence Weston Road and Chapel Lane former garage sites have been cleared and made available for development. The neighbourhood was also dominated by PRC housing which had inherent structural defects. As a result several streets (or sections of streets) were demolished during 2012 and 2013, leaving a number of vacant plots. All of these sites are under ownership of Bristol City Council.
- 11.8 Policies in this plan aim to address the wider needs of Lawrence Weston as evidenced in the Housing Needs Survey 2013 and contribute to the city wide plans set out in the Wider Bristol Strategic Housing Market Assessment (2015) (SHMA) to deliver 85,000 dwellings over the 20-year period of which 29,000 should be affordable.
- 11.9 The need for more accommodation suited for the elderly and disabled, as well as smaller houses with gardens, has been shown in the Lawrence Weston Housing Needs Survey 2013. Development on these sites is required to take community needs into account, as evidenced in the latest housing needs survey at the time of any planning application for development.

Policy H2

Policy H2: Affordable Housing Types and Tenures

Proposals for new housing development should aim to provide a variety of affordable housing types and tenures, including shared ownership. Development on allocated sites will be supported if:

- (i) either affordable housing would be provided in accordance with the figures in Appendix 1, or the developer can show by means of a full development appraisal why the identified levels cannot be achieved; and**
- (ii) affordable housing would be integrated with open market housing.**

Justification H2

- 11.10 There are a number of ways to increase the affordability of new dwellings; through shared-ownership, community self-build, intermediate market-rate dwellings or social housing.
- 11.11 The Lawrence Weston Housing Needs Study 2013 identifies a high proportion, around 50%, of social housing in the neighbourhood. 41.1% of all housing is provided by Bristol City Council and paid for in whole or in part by housing benefit. In order to create “sustainable, inclusive and mixed communities” in Lawrence Weston, as desired by the NPPF (Para 69), it will be necessary to develop a range of housing types and tenures and promote more low-cost home ownership options.
- 11.12 Due to the widening affordability gap for housing in Bristol it will be vital to maintain the affordability of property. The Wider Bristol Strategic Housing Market Assessment (2015) indicates significant need for affordable housing including shared ownership products. For this reason particular emphasis is placed on developing shared ownership housing in Lawrence Weston. In seeking to provide a variety of affordable housing types and tenures account will need to be taken of the particular circumstances of a development proposal. It is acknowledged that this policy aim may not be met on each and every site.
- 11.13 There is a community aspiration to develop more custom build and community-led housing schemes including strong tenant and owner-led design of custom build homes.

Policy H3

Policy H3: Building Design and Sustainability

New built development will be expected to have high standards of design and to reflect the guidance in the Lawrence Weston Design Statement. Proposals for new housing will be assessed against the 12 objectives in the guidance published in the latest edition of "Building for Life 12", and should obtain the Building for Life quality mark with at least nine "green" levels.

Proposals of innovative design will be encouraged. Development proposals which are poorly designed and would not improve the character, quality, or function of the area will be opposed.

Justification H3

- 11.14 As required by BCS15, a Sustainability Statement should be submitted with the planning application stating how the following issues have been addressed:
- Reduce the use of fossil fuels.
 - Re-use and recycle resources.
 - Adopt low and zero carbon energy technologies.
 - Ensure low/no fuel bills.
 - Reduce the need to travel.
 - Provide green space and promote biodiversity.
- 11.15 Lawrence Weston Neighbourhood Planning Forum is supportive of an open book approach to project viability with development partners, to encourage the highest standards of the built environment to help tackle issues such as climate change and fuel poverty, whilst ensuring development remains viable. An evidenced and justified open book viability assessment will be required in any case where the above policy is claimed to make a proposed scheme unviable.
- 11.16 Development proposals will be refused if they are of poor design that fails to improve the character and quality of an area and the way it functions.
- 11.17 The NPPF and Bristol Core Strategy both require high standards of design in new development (para's 63-4 NPPF and policy BCS21). New homes should contribute positively to the character of Lawrence Weston and enhance the area. Adhering to the guidelines set out in the Lawrence Weston Design Statement will assist this. Excellence in design is not just about the aesthetics of buildings but how any new development is designed to relate to its surroundings.
- 11.18 More than 14.5% of people in the neighbourhood are classed as being in fuel poverty. The ageing housing stock is poorly designed and inefficient in terms of energy use, and the problem is exacerbated as a result of average wages in the area being some of the lowest in Bristol (BCC Data 2014). This is one of the main concerns of residents, and should be addressed by building new energy efficient homes and improving the existing housing stock. Requiring buildings to be assessed against the "Building for Life 12"⁶, and to be future proofed⁷ will address this, and be in line with policy BCS21 of the Core Strategy.

⁶ A Third Edition of the document "Building for Life 12" was published by Nottingham Trent University in 2015 on behalf of the Design Council, Cabe, the Home Builders Federation and Design for Homes.

⁷ The process of anticipating the future and developing methods of minimising the effects of shocks and stresses of future events, in particular designing building to be resilient and adaptable to climate change.

Policy H4

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.

Justification for H4

11.19 Government policy promotes community self-build (otherwise known as custom build) in order that communities can benefit from the wider choice it offers and the possibility of lower cost home ownership it can promote. In particular, the Self-build and Custom Housebuilding Act 2015 places duties on relevant authorities to keep registers of persons seeking to acquire land to build their own homes and to have regard to such registers when exercising planning functions. Regulations and national planning practice guidance relating to the duties came into force on and after 1 April 2016. Larger sites are therefore required to make provision for this type of development to meet the demand for self-build and custom housebuilding in the area as evidenced by the register.

11.20 The former PRC housing site on Astry Close has been cleared by the council and is now vacant land. An outline agreement from BCC Housing Delivery Department for the site is being sought by the community. Under this proposal the community could be able to develop a community-housing scheme on the site and could own any developments built via the use of a Community Land Trust.

11.21 A community-led development would;

- help to build mixed, balanced and sustainable communities, “comprising a range of ages, household types and incomes [which] may also help achieve wider social policy goals” (Policy BCS18);
- deliver housing based on the needs of local people;
- give the community greater direct responsibility for the development, including the power to select partners to undertake the project;
- promote self-confidence, self-belief and increased commitment and willingness to become involved and take on responsibility in community affairs; and
- increase community knowledge and experience.

Policy H5

Policy H5 Local Lettings Policy

The Bristol City Council Lawrence Weston Local Lettings Policy (version 0_07 or as amended) is supported.

Justification H5

11.22 Many of the socially rented homes in Lawrence Weston are of poor quality, and unsuitable for local needs, (LW Housing Needs Study 2013). For many years residents have been reporting instances of young families

and the elderly in particular having to move out of the area as there was no suitable housing for them. This policy aims to strengthen community cohesiveness by offering some of the proposed new, better quality housing to long-term residents in housing need who may otherwise leave the area. In this way people, who have remained committed to the area despite problems, including inadequate housing, will be encouraged to build the long term residents' base and community stability.

- 11.23 The neighbourhood has a problem with high turnover of tenants (LW Housing Needs Study 2013); those requiring social housing are frequently being transferred from other parts of Bristol to Lawrence Weston despite the location not being appropriate for their needs. As a result, some of the residents in Lawrence Weston lack the incentive to contribute positively to the community as they regard it as a temporary solution to their housing aspirations. Encouraging longer term residents to stay and rewarding loyalty will help counter this high turnover. It will also help to build a better reputation for Lawrence Weston so that new entrants to the area are encouraged to become longer term residents.
- 11.24 This local lettings policy will ensure that a significant proportion of those taking up the new housing in the area are either existing residents or have family associations with the area that require them to move into Lawrence Weston.
- 11.25 The policy requires only 50% of any new affordable housing to apply the local lettings policy, so that the remaining 50% of new affordable housing will remain available for those on the Local Authority housing list using the normal banding system. Those houses for which the local lettings policy applies should incorporate a mix of dwelling types consistent with the overall mix of the development.
- 11.26 Policy H5 refers to the current version (or as amended) of the Lawrence Weston Local Lettings Policy, published as a separate document by Bristol City Council. The Local Lettings Policy is implemented through the Bristol City Council HomeChoice Bristol Housing Allocation Scheme. Both documents are available to view on the Bristol City Council website.

12. Moving around policies

- 12.1 **Objective 1** **Promote Sustainable Development**
- Objective 4** **To ensure that the highest standards of building, public realm and landscape design are achieved and maintained**
- Objective 5** **Promote more sustainable, active travel options for the residents of Lawrence Weston**
- Objective 6** **Improve accessibility and connectivity between Lawrence Weston and the rest of Bristol**

Policy MA1

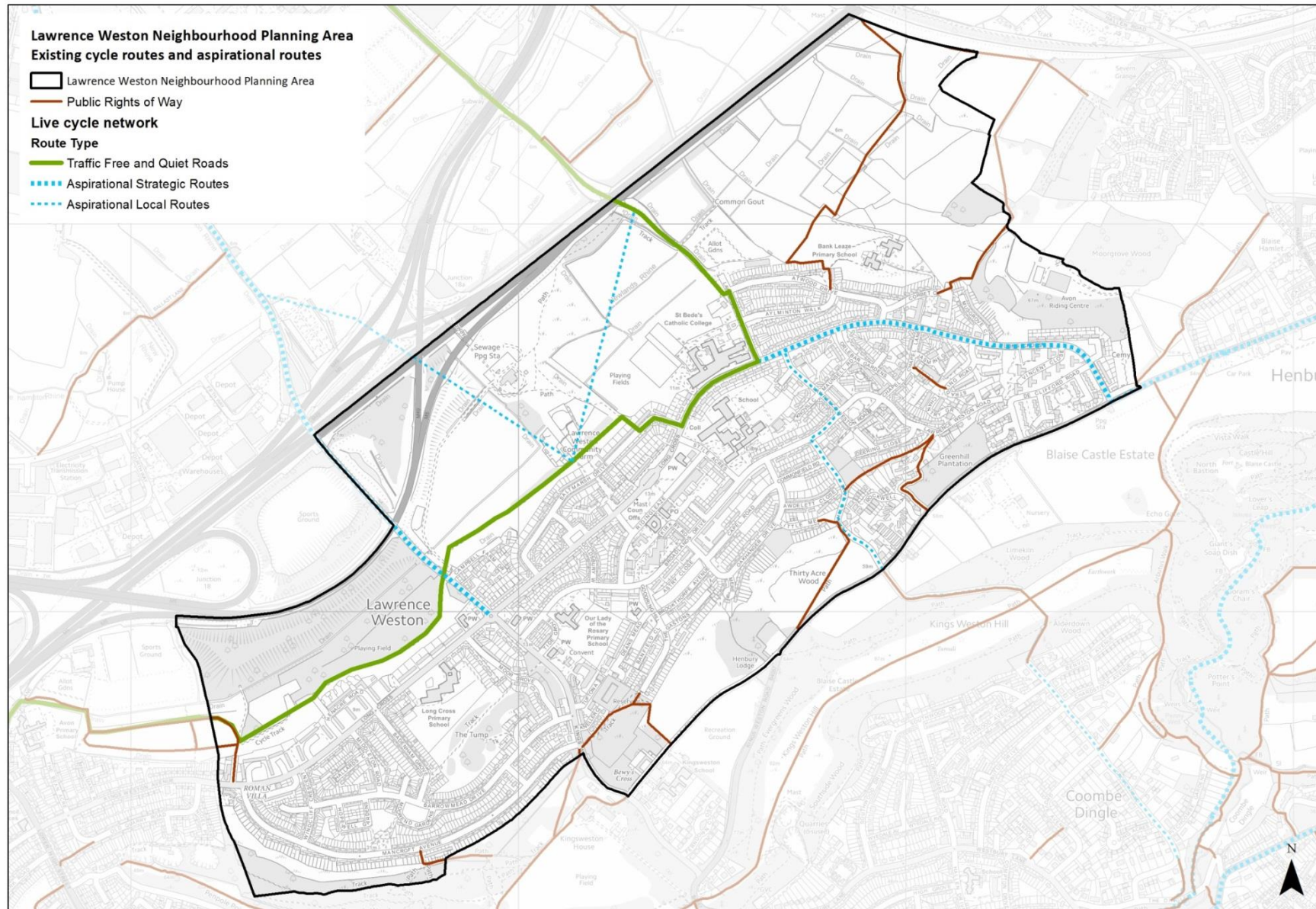
Policy MA1: Provision for Cycling and Walking

Proposals for development which would provide or improve cycle or pedestrian routes and associated facilities will be supported, particularly where this would apply to links between Lawrence Weston and employment locations such as Avonmouth, Filton and Patchway. Development which would adversely affect existing pedestrian or cycle routes or would be likely to prevent their improvement will be resisted.

Justification MA1

- 12.2 There is a lack of local employment opportunities within Lawrence Weston, so high quality transport links to major employment sites, such as the new hospital in Southmead and the industrial area in Avonmouth, are vital for reducing unemployment and safeguarding jobs. At present public transport links to these areas are not good, so developing alternative active travel links is particularly important.
- 12.3 Furthermore, although the Joint Local Transport Plan 2011-2026 states that Lawrence Weston is within 20 minutes travel time of the major employment sites at Avonmouth, it takes up to 50 minutes to cross the employment area by foot. Of those employed in Avonmouth, only 12% use public transport with 16% using active travel (typically walking and cycling), and most people relying on private cars. This is not desirable in terms of sustainable living. Moreover jobs in Avonmouth are often low paid, compounding the fact that the reliance on private cars to access the area disadvantages those who are unable to drive or afford a car.
- 12.4 Currently the only access link for people is either along a busy road, Kings Weston Lane, or along a poorly maintained, unsafe road, Lawrence Weston Road, which links Long Cross on the Estate to Merebank Road/Poplar Way at Cabot Park. There are concerns about personal safety when using this route, which passes under the M49. The creation of a more permanent, well-maintained and well-lit road would be highly beneficial to employees in Avonmouth. Improvements should also be made to Kings Weston Lane to make it safer for pedestrians and cyclists.
- 12.5 Development of the cycle routes should:
- promote improved access and linkages to neighbouring areas (Policy BCS3);
 - prioritise pedestrian and cycle movement and be balanced in favour of more sustainable transport modes (Policy BCS10 and NPPF paras 29 and 35);
 - help to meet Goals 1 and 2 set out in the JLTP of reducing carbon emissions and promoting use of alternatives to the private car (Box 2c.);
 - discourage a reliance on the use of the private car (Policy BCS13);
 - safeguard potential routes and improvements to enable their future provision for use for walking and cycling (BCS10);
 - improve road layout, road landscaping and signage with measures in line with current best practice so as to encourage greater levels of considerate behaviour towards both cyclists and pedestrians by motor vehicle drivers.

Map 4: Identified cycle route improvements for Lawrence Weston



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12.6 The community would like to see a restored and attractive, traffic-free, connection for National Cycle Network Route 41 between Lawrence Weston Greenway at Saltmarsh Drive and Lawrence Weston Road at Atwood Drive. Improvements to the existing route along Lawrence Weston Road should address the following issues:

- prevention of fly-tipping with physical restrictions on motor vehicle access;
- maintaining hedgerows and the other natural environment features;
- better lighting;
- better signage and road structuring including signage and road marking to encourage drivers to make full allowance for pedestrians and cyclists; and
- better quality of the path surface.

The community would also like to support improvements to footpath access to Lawrence Weston Moor.

Policy MA2

Policy MA2: Sustainable Movement

Proposals for new development which would be likely to generate increased movement by people or vehicles will be supported, provided that they:

- (i) provide for pedestrian movement as a priority;**
- (ii) are located so that most daily needs can be conveniently met within walking or cycling distance;**
- (iii) enable safe and convenient access to be provided for all people including the disabled; and**
- (iv) make possible or do not hinder the provision of improvements to public transport and of facilities for car clubs and electric vehicles.**

Justification MA2

12.7 Government and BCC policy both require planning policy to support sustainable transport modes. This policy details what this will mean on any one development, and suggests other mechanisms such as improved public transport that the community are keen to promote in Lawrence Weston.

Policy MA3

Policy MA3: Street Design

Proposals for development which involve the formation of new streets or alterations to existing streets will be supported, subject to the following criteria:

- (i) the potential for conflicts between motor vehicles, cyclists and pedestrians should be minimised;**
- (ii) streets should be designed to secure low vehicle speeds whilst avoiding clutter from signs; and**
- (iii) planning applications should show that the proposed layouts reflect best practice guidelines in "Manual for Streets 2" and guidance in the Lawrence Weston Design Statement.**

Justification MA3

12.8 General improvements to the road network to make it a safer and more enjoyable experience are needed throughout the Neighbourhood Plan area. The neighbourhood's size and density of development make it theoretically suited to walking and cycling, but due to the poor quality of much of the public realm these methods of travel are less frequently used. Improving connections for sustainable active travel between residential, retail, employment and community facilities would increase use of local facilities, reduce motor vehicle traffic in volume and speed, and make Lawrence Weston more sustainable.

- 12.9 Policy BCS21 requires development to prioritise and encourage pedestrian and cycle movement. “Manual for Streets 2” states the importance of creating a public realm with inclusive and stimulating design for people of all ages, sizes and abilities and the need to satisfy a wide range of requirements. The Lawrence Weston Design Statement explains the community aspiration for better designed streets, and sets out guidelines for this.
- 12.10 The pervasive background of tyre-noise coming from traffic on the immediately adjoining motorways is a noticeable constant feature on the estate. Highly intrusive under the “wrong” weather conditions, it is nonetheless ordinarily still present even behind standard double-glazing. It is a cause of perceptible physical tension while the low-level damage to health of such noise is well documented. Although the cause of the noise is outside the Neighbourhood Planning Area, the effects are felt within it, and the issue should be raised with Highways England and pressed through the Local Authority for steps to be taken, such as the installation of low-noise road surfacing, to mitigate this environmental pollutant.

13 Jobs, skills, business and retail policies

13.1 **Objective 7** Safeguard and create local employment through the provision of flexible commercial floor space in Lawrence Weston

Objective 8 Create a more diverse convenience retail offer and support existing independent shops & services

Policy JSB1

Policy JSB1: Provision of Employment and Training Facilities

Proposals for small business workspaces, training rooms and employment support facilities will be supported.

Justification JSB1

13.2 There is currently a lack of employment sites within Lawrence Weston, most residents have to travel beyond the neighbourhood to work. 34% of Lawrence Weston residents aged 16-74 are economically inactive, with youth unemployment (16-24) over one and half times the city average (LW Community Plan).

13.3 Requirements for development and more detail on the proposals for the Henacre open space are included in the Site Specific Policies Section SSP1.

Policy JSB2

Policy JSB2: Employment and Training Opportunities for Local People

Proposals for development of ten or more dwellings, or for development on a site of 0.5 hectares or more, will be required to show how the labour force will include a proportion of local residents.

Justification JSB2

13.4 Kingsweston ward has the lowest number of jobs per person of all Bristol wards (Lawrence Weston Community Plan 2013). This policy aims to promote actions that would provide local jobs on sites within the neighbourhood plan area (utilising the services of On-Site for example). This could include local labour agreements on specific planning applications for example.

13.5 There is a need to increase skill levels, and in particular take advantage of the green technologies and construction opportunities within the neighbourhood.

13.6 The threshold of 10 dwellings stated in the policy represents net provision.

Policy JSB3

Policy JSB3: Retailing in Ridingleaze

Proposals for development which would create improvements to the Ridingleaze district centre will be supported provided that the development would reinforce or contribute to the character and retailing vitality of the centre. The area edged with a blue line on Map 2 is designated as the retail core and key shopping area. In this area, proposals for changes of use to fast-food take-away outlets will be resisted.

Proposals for the provision of a retail market at Ridingleaze will be supported, provided that the design would be attractive and welcoming, and that it would not significantly reduce the availability of open space used for recreation.

Justification JSB3

- 13.7 In the longer term, the aspirations of the community are to comprehensively remodel Ridingleaze centre to create a more welcoming and integrated mixed-use development with an improved retail offer. A new regular market could be a way to diversify the retail offer in Lawrence Weston and provide low cost, low-risk route for both existing retailers and for local people seeking to try a new venture.
- 13.8 Research produced for the Community Plan states that 93% of organisations in Lawrence Weston said that shopping facilities were poor and needed improving, whilst 80% of residents that responded wanted to see more shops.
- 13.9 Policy BCS7 recognises the role of Ridingleaze as a district centre in a network of 3 centres within Avonmouth and Kingsweston. The policy also recognises the need for a diverse retail offer. As fast food take away outlets account for over 20% of current retail units in Ridingleaze, this neighbourhood plan policy limits further changes of use to Use Class A5 (of The Town and Country Planning (Use Classes) Order 1987 as amended). Further takeaways may result in harm to the vitality, viability and retail function of the centre if the existing proportion of shops is not maintained.
- 13.10 Map 2 shows the Core Retail Area in Ridingleaze, and for the purposes of permitted development rights, shops within the boundary of this area are classified as being within the “key shopping area”.

Policy JSB4

Policy JSB4: Retail Development

Within the core area shown on Map 2, proposals for retail development will be supported, provided that:

- (i) any adverse impact on neighbouring uses or residential amenity would be within acceptable limits and subject to appropriate conditions;**
- (ii) the development would contribute to the sense of place having regard to the principles set out in the Lawrence Weston Design Statement; and**
- (iii) the development would be well related to local public transport, walking and cycling links.**

Outside the core area shown on Map 2, proposals for retail development will only be supported if the above criteria would be met and, subject to other policy provisions within the plan, if the proposal is for a small unit of up to 200 square metres of gross internal floor area which would provide for a local need.

Justification JSB4

- 13.11 Retail has been identified as a use on the college site at Stile Acres to reinforce the character and hierarchy of Ridingleaze as a district centre (BCS7). The Lawrence Weston Retail Study 2013 concluded that the introduction of a new food store on the college site would be supported; creating positive retail competition and improving the retail offer within the area. A 1,800m² food store would generate around 105 jobs (2010 Employment Densities guide, Chapter 3), and this scale of retail development can also contribute significantly to job creation in the construction phase.

14 Open space and public realm policies

- 14.1 **Objective 1** Promote Sustainable Development
- Objective 4** To ensure that the highest standards of building, public realm and landscape design are achieved and maintained
- Objective 9** To safeguard and improve existing, and allocate new, community services and facilities

Policy OPR1

Policy OPR1: Open Spaces and Allotments

The important open spaces shown on Map 5 will be maintained as open space and any development on it will only be acceptable if it enhances and protects that use.

Where existing areas of open space and landscaping are of low amenity and ecological value, may adversely affect perceptions of security and are not specifically protected by planning policy then alternative uses of them will be considered. Turning some of these spaces into small allotment or garden spaces could improve security levels, increase community cohesion, enable local food production and improve habitat provision, whilst potentially reducing the Councils expenditure on maintenance.

Well integrated amenity space/ landscaping (including new open spaces and allotments) should be incorporated into any major development and be of high quality, of an appropriate type, standard and size to suit the character of the local area and the requirements of the community as evidenced at the time of development. Alternatively major residential development proposals may provide a financial contribution to the improvement of existing open space where this is considered appropriate.

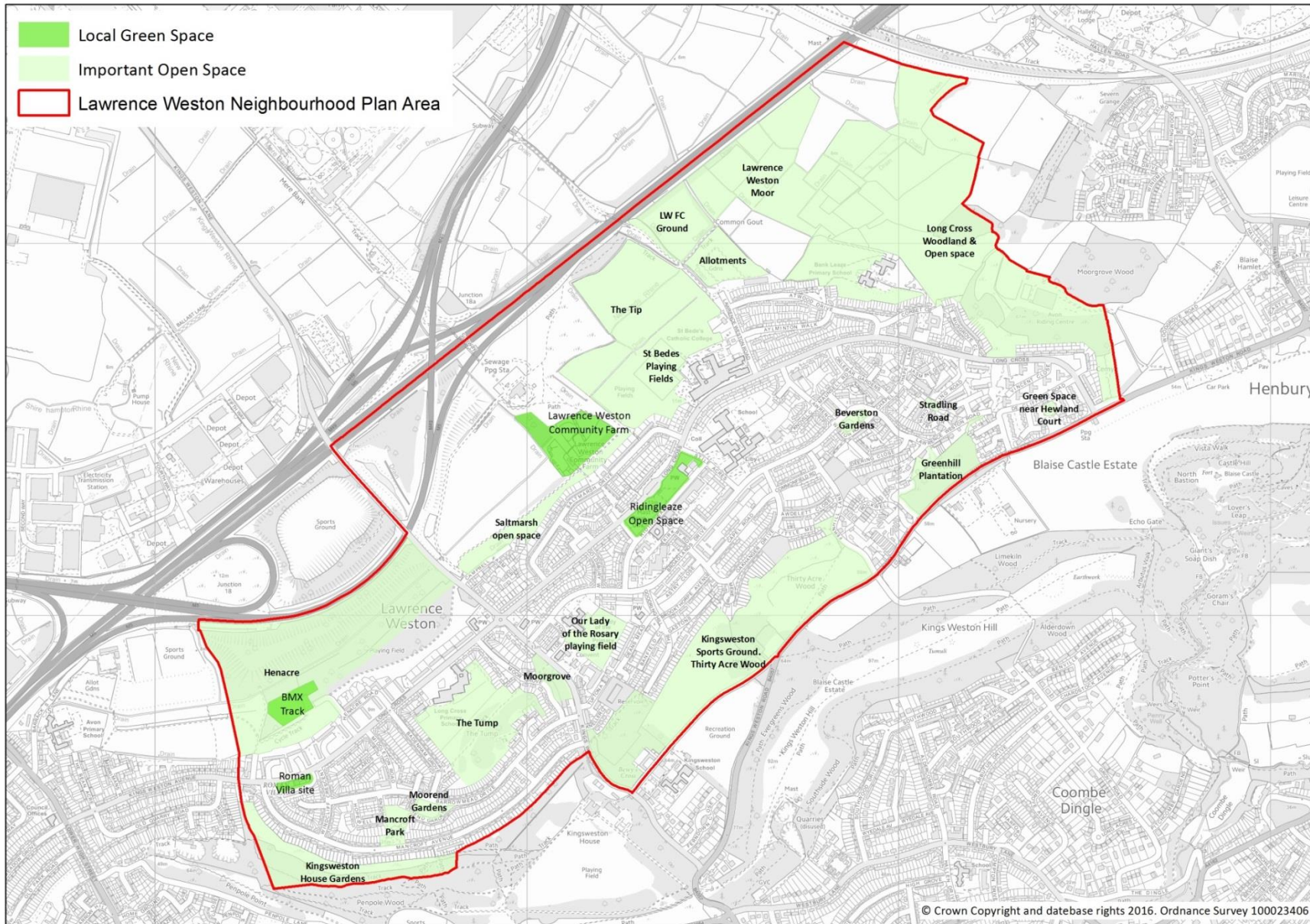
New Open Space will be expected to successfully link routes with destinations along desire lines and promote existing and desired cycle and pedestrian routes in line with policy MA1.

Justification OPR1

- 14.2 It is important to invest in green infrastructure and safeguard public open space for a number of reasons including visual amenity and landscape quality, enhancement of biodiversity and relief from flooding by reducing water run-off, as well as a wealth of social benefits. This is recognised in Policy BCS9 of the Bristol Core Strategy. The community are keen to encourage a greater sense of ownership from local people in caring for green spaces and the community are also keen to investigate the potential for local management of green spaces including to create employment opportunities.
- 14.3 The definition of “Major Development” for planning application purposes is as follows:
- (a) the provision of dwelling houses where—
 - (i) the number of dwelling houses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectare or more, or
 - (b) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 - (c) development carried out on a site having an area of 1 hectare or more.
- 14.4 Additional green spaces not mentioned but important include Saltmarsh Open Space, Long Cross Woodland and Open Space, Open space North West of Cambell Farm Drive/Elm Close, Friends Burial ground Kingsweston Lane and others.
- 14.5 The community are keen to support local green and wild space management which would have the aim of making these spaces more accessible and attractive for leisure use, while at the same time generating a small

scale source of bio-mass and be a local source of employment, as well as improved community engagement in the locality.

Map 5: Open Space in Lawrence Weston



Policy OPR2

Policy OPR2 Local Green Space

The following areas (shown on Map 5 as darker green) are designated as Local Green Space. Development on these Local Green Spaces will not be permitted unless it preserves or enhances the existing use and community value.

- Roman Villa site off Long Cross

Map 6: Roman Villa



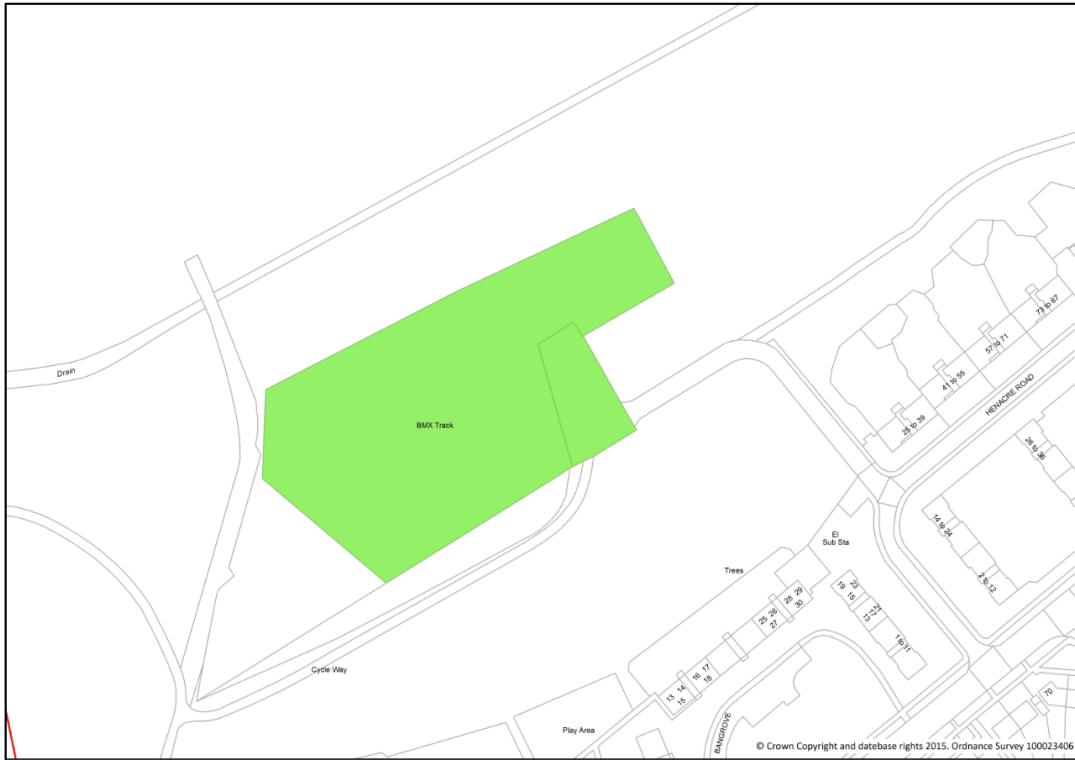
- Lawrence Weston Farm

Map 7: Lawrence Weston Community Farm



- Lawrence Weston BMX Track

Map 8: BMX Track



- Ridingleaze Greenspace

Map 9: Ridingleaze Green Space



Justification OPR2

- 14.6 Lawrence Weston has a number of particularly important green infrastructure assets that are considered worthy of designation as “Local Green Spaces” in line with Paras 76-8 of the NPPF.
- 14.7 The BMX track is a unique feature in Lawrence Weston and North Bristol. A well-known and used sporting facility, home to L Dub BMX club. The track hosts many community events and activities throughout the year, and is a meeting space for young people and families. The track also includes provision for the use of Skate boarding, roller skating, scooter riding, and other sporting and recreational activities. Development of the facilities at Lawrence Weston BMX Track would be supported and encouraged.
- 14.8 The Community Farm is a unique feature in Lawrence Weston, strongly supported by, and interacting with the community to promote sustainable living. The space currently acts as an important community project which delivers education and skills development, encourages healthy lifestyles and produces fresh affordable food. Development of the facilities at Lawrence Weston Community Farm would be supported.
- 14.9 Kings Weston Roman Villa is a scheduled ancient monument and an important archaeological site. It has an historic value and is also a community asset of educational and even visitor attraction value.
- 14.10 Ridingleaze Green Space is in a central location and is a well-used community open space, which facilitates community Carnivals and Parades and other recreational uses. This space is of other important local use and is the main informal meeting space for residents to communicate and engage with one another.
- 14.11 The establishment of a mountain bike track, laid out in the general area of the “wild” space between the existing BMX track and the motorway should be planned. Although likely to be of modest size for such a facility, if it receives sufficient support from local enthusiasts it will be an additional unique attraction providing much needed recreational opportunities. Such a facility is likely to be largely “self-maintained” by the user community. Planning would need to avoid the realistic threat of abuse by motor-bike scramblers. An alternative venue for scramblers located more remotely — and therefore outside the Neighbourhood Development Area — is also clearly needed in order to mitigate the existing nuisance experienced by residents

Policy OPR3

Policy OPR3 Improved Play Facilities

Where new development would incorporate open space suitable for the provision of play facilities, a financial contribution will be sought towards the provision and maintenance of the facilities.

Where the public open space is to be transferred to the City Council, a commuted maintenance sum will be required to reflect the initial maintenance costs. In cases where the public open space is to remain in the developer’s ownership, a maintenance regime is to be secured via a planning condition.

The following areas of open space are currently deficient in play facilities and a priority for improvement:

- **Stradling Road**
- **Vincent Close**
- **Beverston Gardens**
- **Atwood Drive**
- **Corbet Close**
- **Bury Court Close**
- **Gastons – Alderdown Close – Little Mead area**

Justification OPR3

- 14.12 Whilst Lawrence Weston has a wealth of green spaces, many of these are informal and lack facilities for play. There is also a need for less formal facilities for adolescents such as 5-a-side facilities, as identified in the Community Plan. There is a lack of play space especially to the east side of Lawrence Weston (Blaise estate).
- 14.13 Ridingleaze Green, Henacre and Mancroft Park have been improved to include new facilities. Other open spaces at Beverston Gardens, Stradling Road and Vincent Close would also benefit from being improved to similar high standards and in the general area of junction of Atwood Drive – Aylminton Walk – Corbet Close.

15 Community facilities, health and wellbeing policies

15.1 **Objective 1** Promote Sustainable Development

Objective 9 To safeguard and improve existing, and allocate new, community services and facilities

Policy CSF1

Policy CSF1: Provision of Community Facilities

Development proposals will be expected to maintain or enhance community facilities or to demonstrate why this is not feasible. Community facilities and services should:

- (i) be located within existing neighbourhood centres and should be easily accessible by all members of the community;**
- (ii) be retained unless they are replaced with services or facilities of an equal or higher value to the community; and**
- (iii) form an integral part of development so as to help to generate community spirit and sense of place.**

Justification CSF1

- 15.2 Lawrence Weston has a strong community, but lacks a quality focal point for community services and activities. Many of the services and facilities in the neighbourhood have closed or been cut back in the last few years.
- 15.3 Consideration must be given to remedying the dearth of facilities in the Barrowmead area following years of decline and closures of the previous provision. Careful planning is needed as to how best these can be provided.
- 15.4 The neighbourhood carried out a Community Buildings Review in 2013, updated in 2015, detailing the existing services and making recommendations as to future needs. This document found that there are “not enough modern buildings, offices and meeting spaces to adequately deliver the range and quality of services and activities that Lawrence Weston residents need and deserve.”
- 15.5 Its recommendations include the delivery of a community hub on the College Site with the aspiration that this could be owned by the community or owned by the council and managed by the community. This would consolidate all the existing services into one purpose-built venue. Details of the community hub are included in Policy SSP2. Policy BCS12 supports this policy, pointing out that community facilities help to generate community spirit and sense of place, something that is particularly important in a disadvantaged area like Lawrence Weston. The NPPF (para69) also promotes the creation of healthy communities, which this policy aims to do.
- 15.6 Improved facilities for physical recreation, for example all-weather surfaces, and areas and surfaces for informal sports, and ad-hoc training by local sports clubs are needed in Lawrence Weston.

Policy CSF2

Policy CSF2 Pre-application Consultation on Key Sites

Community involvement designed to understand local views about development proposals shall be encouraged for any residential development of over 5 dwellings, any site subject to a site specific policy (SSP1 – 5) in this plan or any non-residential development of over 100m² in total site area before any planning application is submitted. Where a statement of Community Involvement is required, developers must detail how the outcomes from the consultation have been taken into account in the subsequent planning application.

Justification CSF2

- 15.7 This policy promotes pre-application consultation with the local community, an activity strongly supported by Government (for example NPPF paras 155, 188). BCC's Statement of Community Involvement (Adopted 2015) also promotes and supports this policy as does the Housing and Planning Act 2016. There are a number of developments which could have a big impact on the community in the future (e.g. wind turbines, large imposing developments, biomass plants, hazard waste handling, new motorway junction). The Forum wants to see significant and meaningful engagement of developers and the local authority.

Policy CSF3

Policy CSF3: Temporary Community-led Use of Empty Buildings.

Proposals for the temporary use of vacant buildings to provide community facilities will be supported where:

- (i) there is a demonstrated need for the facilities;**
- (ii) the new use would improve the appearance of the premises;**
- (iii) the new use would result in improved access to support services for residents; and**
- (iv) the new use would not have an unacceptable impact on residential amenity.**

Justification CSF3

- 15.8 A community-led scheme for the temporary use of vacant buildings would be supported to improve community facilities in the area.
- 15.9 Shops that have been vacant for a significant period of time, or will be vacant for the foreseeable future will be encouraged to be made available for occupation by members of the community.
- 15.10 Temporary uses can include; pop-up retail, art exhibitions, leisure facilities, health and wellbeing clinics, meeting space and employment space.
- 15.11 NB: A community-led retail use might not involve development under planning legislation, or might be permitted under the current Town and Country Planning (General Permitted Development) (England) Order ; however changes to non-residential institutions such as clinics or leisure facilities (Use Classes D1 & D2) may require planning consent.

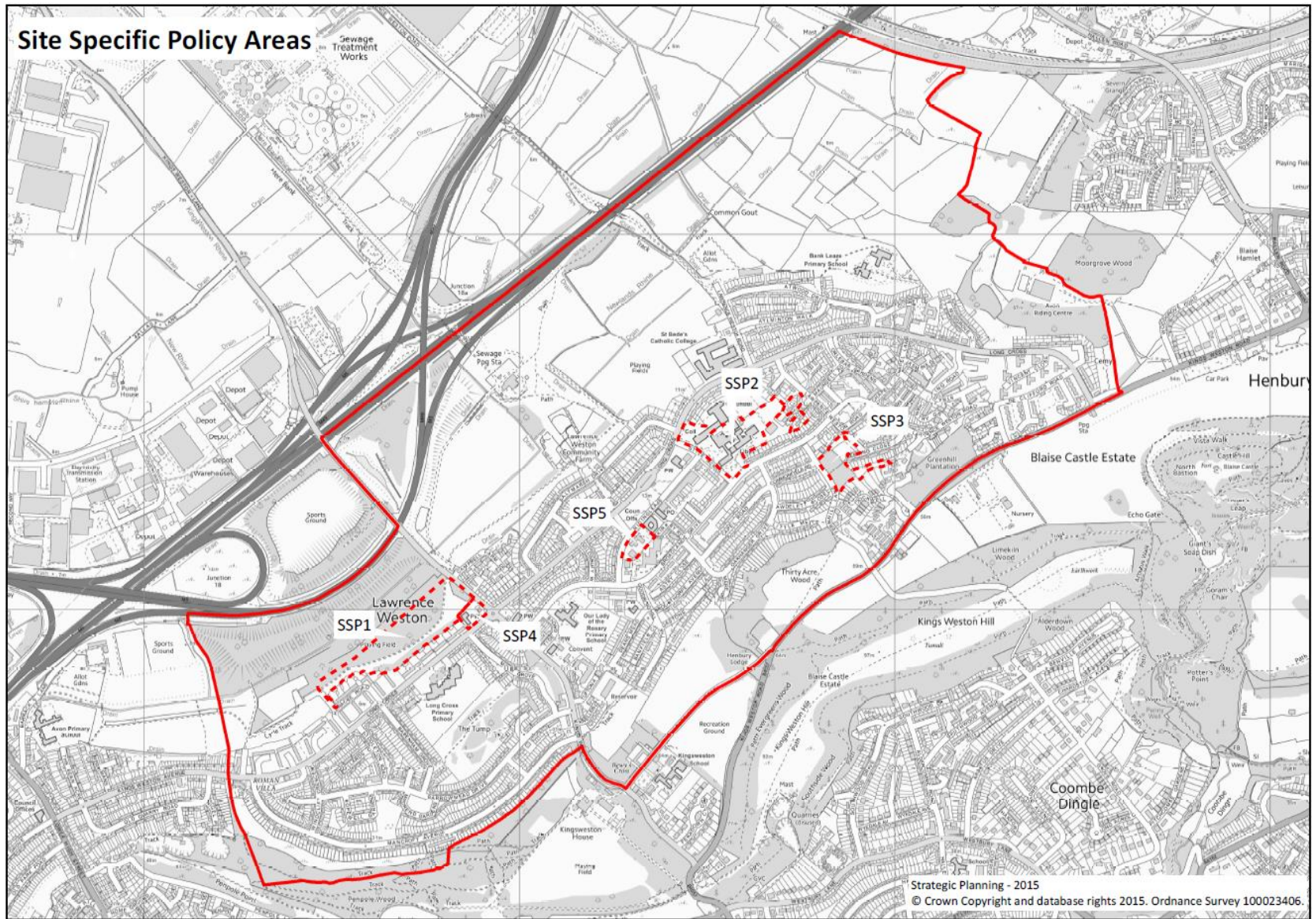
Community Infrastructure Priorities to be Funded from Developer Contributions

15.12 Financial contributions are required as appropriate from developers for the associated public infrastructure cost implications of that development. In Bristol this includes Community Infrastructure Levy (CIL) contributions and sometimes S106 contributions from legal agreements on development. There is a requirement for a percentage of the CIL money received in the Neighbourhood Plan Area to be distributed to the local Neighbourhood Partnership (in this case Avonmouth & Kingsweston) for them to spend on local infrastructure (currently 25%). The following list is intended to give a general indication of how funds derived from CIL or Section 106 contributions are likely to be spent. This is not a complete list and it is not possible to set priorities between these projects, so it is included in the plan only as an indication for guidance rather than as a policy.

- The delivery of a new health & community facility (Community Hub).
- General improvements to the public realm including improved signage, access and promotion of Lawrence Weston heritage and leisure facilities.
- Improvements to the physical environment at Ridingleaze.
- Investment in community-led employment and training facilities.
- Provision of a flexible workspace to support local entrepreneurs, start-up businesses, and social enterprises.
- Provision of a community bus for people to access employment and services.
- Community energy projects to address fuel poverty and investment for community projects.
- Enhance existing and contribute to new cycle routes (including the proposed Sustrans “Bringing Streets Alive” as well as a “Wheels to Work” and SevernNet schemes to Avonmouth.
- Support the provision of improved crossings near schools and other community facilities.
- Support the development of a bus interchange facility to ensure that all local bus services serve the centre of the neighbourhood.
- Support towards providing local labour and training.
- Provide new facilities for play and recreation including improvements to the Mancroft Park recreational area. Also to contribute to the need for improved play facilities at the north east end of the estate.
- The delivery of a performance , rehearsal and social meeting space.
- Funding improvements to Henacre Open Space and the BMX track and other physical recreational facilities e.g. mountain bike track.
- Projects to enhance and develop existing and new sports facilities.
- Provide ongoing maintenance of the Roman Villa site, introducing new fencing and information signs to enhance the site.
- Improvements to the Lawrence Weston Road Allotment site, including drainage, maintenance and management.
- Support the development of car clubs and use of electric and alternative fuel vehicles.
- Support provision of infrastructure for district heating, sustainable energy generation, storage, and dedicated local distribution.

16 Site specific policies

Map 10: Site Specific Policy Areas



Policy SSP1 Henacre Site

Policy SSP1: Henacre Site

Development on the Henacre site should accommodate at least 50 new homes. It would be desirable for the development to be informed by a design and planning brief and for business uses and a community facility to be accommodated.

Any development should have regard to the adjacent Baptist Church site, with provision made for developments on both sites to be integrated and linked.

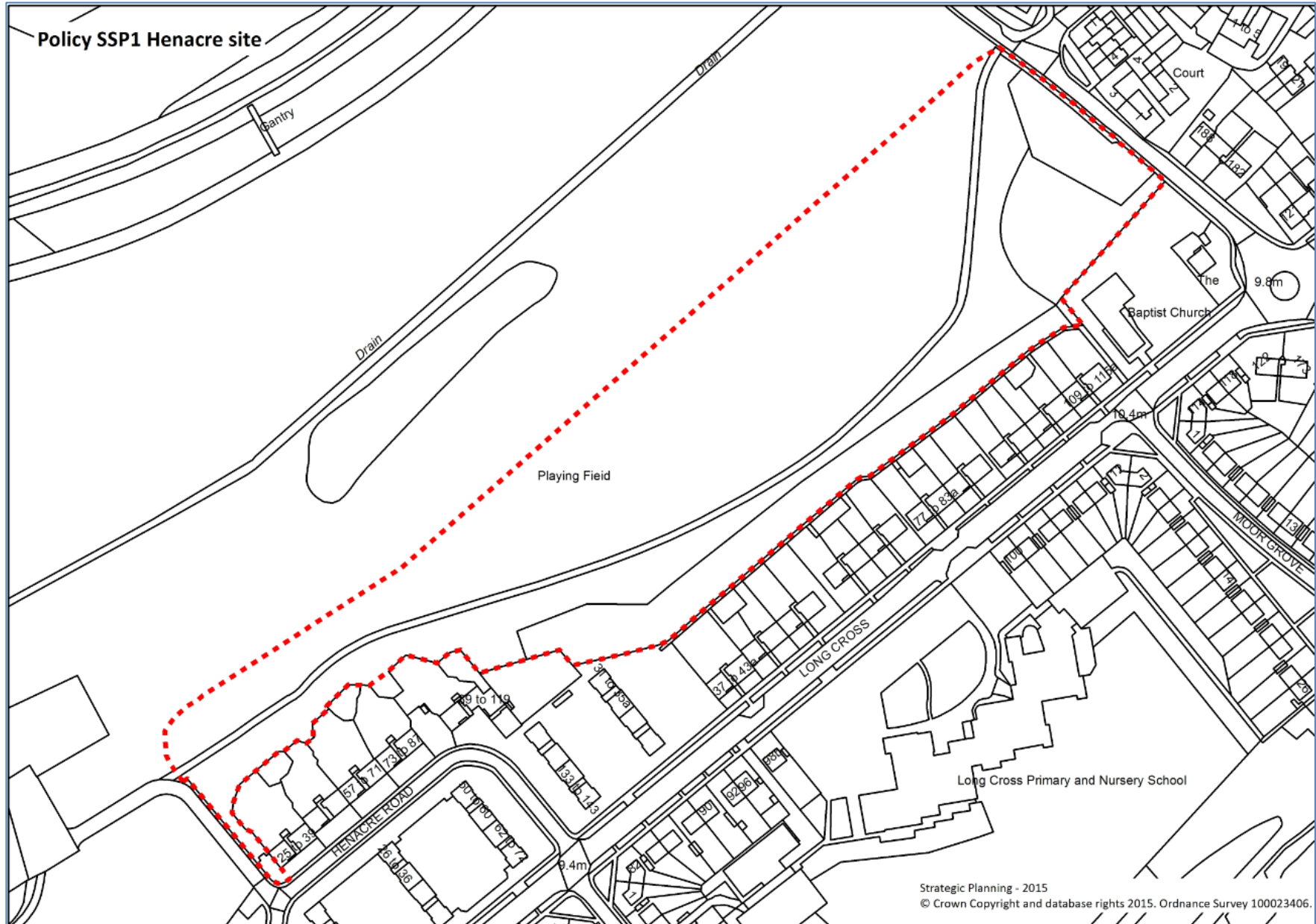
Development should:

- (i) provide "multifunctional" spaces including open space;**
- (ii) be informed by a flood risk assessment;**
- (iii) take account of the aviation fuel pipeline to the north of the site;**
- (iv) safeguard the existing cycle track;**
- (v) take account of the ecological interest of the site;**
- (vi) be informed by a health impact assessment showing the effect of the development on local primary health care provision;**
- (vii) be informed by a contaminated land assessment; and**
- (viii) show that consideration has been given to providing infrastructure for a future combined heat and power (or cooling heat and power) scheme.**

Justification SSP1

- 16.1 The Henacre site has been identified in the SA&DMP Local Plan. The Local Plan estimated 150 homes for the site and stated a minimum of 50 should be provided. The land is currently open green space that was considered surplus to requirements in June 2012. There are concerns relating to anti-social behaviour on the site and it is perceived to be unsafe at night.
- 16.2 The layout of new housing will need to take account of the constraints created by the motorway and industrial areas to the west. A proportion of the green space could be maintained for sustainable urban drainage and/or to mitigate any potential flood risk from the Avonmouth/Severn flood plain rhine network. The potential development of a thermal grid heat distribution / district heating system scheme in Avonmouth adjacent to this site makes it sensible to provide infrastructure for its potential extension here.
- 16.3 Development on the site would help to reduce the number of incidents in the area through passive surveillance from residents in the new dwellings.
- 16.4 The documents relevant to this site include; the West of England (WoE) Sustainable Drainage Developers Guide, Bristol Surface Water Management Plan (SWMP) and Avonmouth Strategic Flood Risk Assessment (SFRA).

Map 11: Henacre Site



Strategic Planning - 2015
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Policy SSP2 College Site

Policy SSP2: College Site

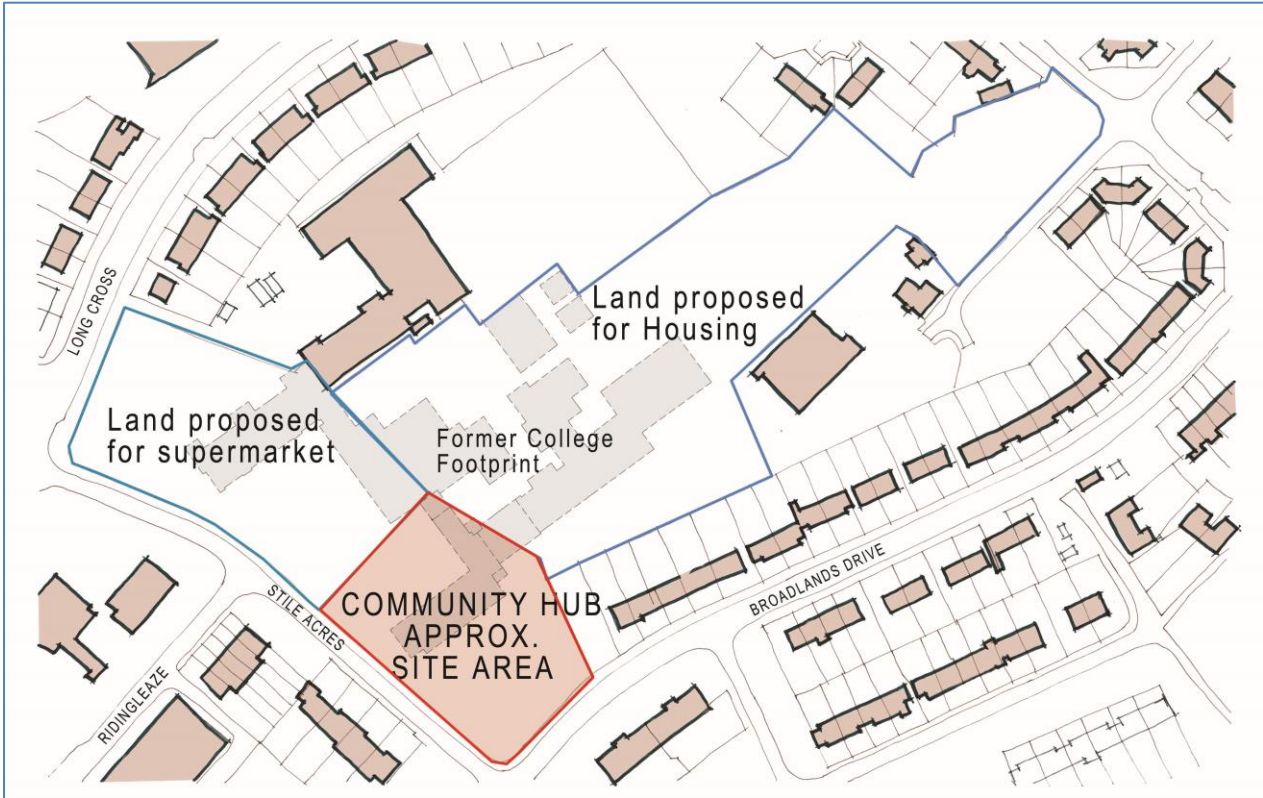
A mixed use development including housing, community use, retail and a small element of office uses will be supported. The estimated minimum number of homes for this site is 80. Proposals should:

- (i) allow for a mix of uses to be provided on the site as a whole and enable the different uses to be linked and integrated;**
- (ii) take account of the need for developer contributions to help provide new community and health facilities, having regard to national policy on such contributions;**
- (iii) safeguard the land identified for development for a new community facility;**
- (iv) reflect the guidance in the Lawrence Weston College Site Planning and Design Brief 2014;**
- (v) create retail and employment benefits;**
- (vi) have a scale in keeping with the existing Ridingleaze centre while catering to its proposed catchment area;**
- (vii) allow for the need to provide affordable housing having regard to other policies of this plan;**
- (viii) allow for the existing planning permission for the community hub;**
- (ix) make provision for cycle and pedestrian links to the existing Ridingleaze centre;**
- (x) show how the proposal would relate to existing buildings and take account of the urban design of the site as a whole;**
- (xi) show that consideration has been given to providing infrastructure for a future combined heat and power (or cooling heat and power) scheme.**

Justification SSP2

- 16.5 This 2.8 Ha site comprises land that was formerly occupied by the Lawrence Weston College of Further Education, which in turn replaced the Lawrence Weston secondary school in August 2002 (Lawrence Weston College Site Planning and Design Brief 2014).
- 16.6 The land, owned by City of Bristol College and BCC, was identified in the SA&DMP Local Plan as a site for mixed-use development. The developable area of the site proposed for housing would be approximately 1.96 hectares. As a guideline, the LW Housing Needs Study 2013 states that housing should be split as follows:
- Up to 16 one-bed flats
 - Up to 40 two-bed houses
 - Up to 37 three-bed houses
- 16.7 The College Site Planning and Design brief identifies land for the development of a new retail outlet, such as a supermarket. This would improve the retail offer in Lawrence Weston whilst creating new jobs. The design brief suggests providing space for 1800 m² of retail space with car parking.
- 16.8 The vacant College Site is also an opportunity for the estate to create a new community hub. 2000m² of the site has been identified for the community hub in the development brief (see Map 12). The community buildings review details 3 potential options for developing the site. Community research and the failure of the neighbourhood to comply with Local Access Standards suggests there is a need for a GP surgery and health services, a centre for adult learning and training, a library, a social meeting space and a flexible workspace/artist/hobby space.
- 16.9 Community research from the Community Plan states that 80% of residents want a better library, 71% want to see new/improved health facilities and 69% want to see provision of employment, debt and benefit support. These services should all be considered in the plans for a new community facility.

Map 12: College Site



Policy SSP3 Land at Deering Close

Policy SSP3: Land at Deering Close

Proposals for housing development to provide approximately 20 dwellings on this site will be supported, subject to the following criteria. Development should:

- (i) be of an appropriate scale and type for the site, having regard to its topography and landscape;**
- (ii) be informed by an ecological survey and incorporate any ecological mitigation measures which may be necessary as a result of the survey;**
- (iii) provide suitable landscape treatment for undeveloped parts of the site, whilst allowing for some public use;**
- (iv) provide suitable access and mitigate the impact of vehicular traffic; and**
- (v) retain the existing public right of way and improve passive surveillance of it.**

Justification SSP3

16.10 This 1 hectare site has been allocated in the SA&DMP Local Plan. The site is part privately owned and part owned by Bristol City Council. There is a public right of way that passes through the site.

16.11 A site specific design brief is encouraged to collect the appropriate data to inform the development of the site.

16.12 The community would like to see improvement to the existing street environment, which is dominated by car and van parking, to the exclusion of any residential social use or value.

16.13 The street scene would be considerably improved by sacrificing some of the bordering but inaccessible green space to provide additional parking suited to residents.

Policy SSP4 Redevelopment of the Baptist Church Site

Policy SSP4 Redevelopment of the Baptist Church Site

Redevelopment on this site would be supported provided that:

- (i) the scheme includes delivery of a new worship space and community hall; and**
- (ii) its development is integrated with the development of the Henacre site.**

Justification SSP4

16.14 This is a well-used community facility which currently hosts religious activities, Brownies, Beavers, Cubs and Scouts, food bank, youth clubs, homework club, and toddler groups. The building itself has become run-down, but there is no risk of closure to the church.

16.15 There is a lack of facilities towards this end of the estate, and a new, small convenience store on this site would be supported by local people, particularly those with limited mobility.

16.16 This site is at a high flood risk level. Any Flood Risk Assessment conducted for site SSP1 however, can be used to inform this development as well, due to its close proximity.

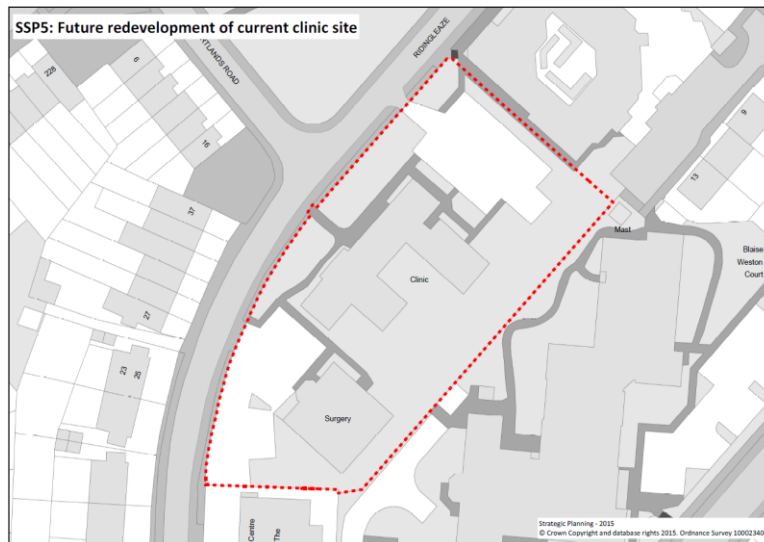
Policy SSP5: Future Redevelopment of Current Clinic Site, Ridingleaze

Policy SSP5: Future Redevelopment of Current Clinic Site, Ridingleaze

A mixed use development on this site will be supported and could include the following uses:

- a social space for families to meet, new community facilities, performing or meeting space;
- a care home or an extension to Blaise Weston Care Home.

Map 13 Existing Clinic and GP Site



Justification SSP5

16.17 The new community hub if developed will create a vacant site on Ridingleaze, where the clinic was formerly situated. As previously discussed the area suffers from a lack of public meeting places therefore a new social space such as a family restaurant or pubic house could be supported. Due to the need for older persons' accommodation in the area a new care home or extension to the existing Blaise Weston Care Home would also be supported. The proposed uses would be suitable in this retail centre location.

17 Glossary and Abbreviations

- **AH – Affordable Housing**
Housing that meets the needs of households whose income does not allow them to rent or buy at prevailing local market prices. It can include social rented housing (i.e. rented housing owned and managed by local authorities or Registered Providers), Affordable Rented Housing (i.e. let by local authorities or Registered Providers at no more than 80% of the local market rent) or intermediate housing (i.e. where housing prices and rents are above social rent but below market prices or rents). Examples of intermediate housing include shared ownership (part rent / part sale), equity loan and intermediate rent. Affordable Housing is available only to households whose housing needs are not met by the market (with regard to their income and local house prices).
- **BCC – Bristol City Council**
- **BCS – Bristol Core Strategy**
The principle planning document which sets out a spatial vision and strategic objectives and creates a delivery strategy through policies as part of Bristol's Local Plan.
- **Bristol Site Allocation**
Sites identified by Bristol City Council as being appropriate for development.
- **SA&DMP Bristol Site Allocations and Development Management Policies Local Plan**
Development plan with more detailed policy and site allocations that complements the Core Strategy.
- **CHP / CCHP**
Combined Heat & Power / Combined Cooling Heat & Power, or co-generation, is the efficient simultaneous generation of electricity and heat that is a by-product of the electricity generation process. Tri-generation (CCHP) is a further extension to include a cooling process for air conditioning. See Wikipedia, DECC, & The Biomass Energy Centre.
- **CIL - Community Infrastructure Levy**
A planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.
- **CSfH – Code for Sustainable Homes**
An environmental assessment method for rating the performance of new homes in the UK.
- **CLT – Community Land Trust**
A not for profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.
- **DCLG – UK Government Department for Communities & Local Government**
- **DH – District Heating**
- **DPD – Development Plan Document**
Document included in the Local Plan to set out goals for an area.
- **EPA (1990) – Environmental Protection Act (1990)**
- **Fuel Poverty**
A household is said to be fuel poor if it needs to spend more than 10% of its income on fuel to maintain an adequate standard of warmth (21°C in the main living room and 18°C in other rooms). Also included is spending on heating water, lighting and appliance usage.
- **GS – Garage Site**
Sites formerly used for garages and parking by Bristol City Council which are now vacant and available for development.
- **HCA – Homes and Communities Agency, reports to the DCLG**
- **JLTP – Joint Local Transport Plan**
Document produced by the West of England Partnership creating a strategy and delivery plan for transport across Bristol, Bath and North East Somerset, North Somerset and South Gloucestershire.
- **LEP – Local Enterprise Partnership**
- **LLP – Local Lettings Policy**
A tool created to respond to specific local circumstances within the housing allocation process. It creates preference for particular groups or types of person in the allocation scheme in order to address issues such as high turnover and creating balanced and mixed communities.
- **LPA – Local Planning Authority**
- **LSOAs – Lower Layer Super Output Areas**

Geographical areas developed following the 2001 census to create a range of neighborhood statistics. These are areas of consistent size, whose boundaries would not change (unlike electoral wards), suitable for the publication of data such as the Census and the Indices of Deprivation. They have an average of roughly 1,500 residents and 650 households. Lawrence Weston covers 4 LSOAs; Lawrence Weston West, Lawrence Weston Parade, Lawrence Weston South and Lawrence Weston East.

- **LSTF – Local Sustainable Transport Fund**
£600 million fund controlled by the Department for Transport to deliver schemes and invest in local sustainable travel.
- **LW – Lawrence Weston Estate**
- **NCN – National Cycle Network**, URL <http://www.sustrans.org.uk/ncn/map>
- **NP – Neighbourhood Plan or NDP Neighbourhood Development Plan**
A plan devised by the local community in conjunction with the local planning authority to establish planning policies for spatial development and land-use within a neighbourhood.
- **NPPF – National Planning Policy Framework**
National policy document for England that consolidates previous planning policy statements and guidance and sets out the Government’s planning policies for England.
- **PRC –Precast Reinforced Concrete**
Quick and inexpensive form of construction used between the 1920’s and 1940’s using a steel frame and pre-cast concrete structures.
- **Intermediate Rent**
A rent that is an average between social rent and market rent on city council land and excludes service charges.
- **Section 106 agreement**
Planning obligations made under section 106 of the TCPA 1990, recorded as a land charge or contribution to compensate for loss or damage created by the development and to mitigate the development’s impact.
- **Shared Equity/Ownership Housing**
System by which the occupier of a dwelling purchases a proportion of the property, whilst paying rent on the remainder. This may be held by the house builder or landlord, such as a local authority or housing association.
- **SHLAA – Strategic Housing Land Availability Assessment**
Assessment of the amount of land that could be made available for development.
- **SHMA – Strategic Housing Market Assessment**
Assessment of the housing market to inform housing policy and the Local Plan.
- **Social Housing**
Low rent housing rented on a secure basis to those who are most in need or struggling with their housing costs. Normally councils and not-for-profit organisations (such as housing associations) are the ones to provide social housing. Social housing is distributed according to the local council’s allocation scheme.
- **SPD – Supplementary Planning Document**
Planning guidance on site specific or topic areas which form part of the Local Plan.
- **TCP – Town & Country Planning Act**
- **WofE – West of England**
Geographical area covering Bristol, Bath and North East Somerset, North Somerset and South Gloucestershire.

18 Additional studies

A number of additional studies have contributed to developing both the Community Plan and the Neighbourhood Development Plan. These include:

- BCC Parks and Green Spaces Strategy 2012
- Community Buildings Review 2013 and 2015
- Lawrence Weston Housing Needs Study 2013
- Retail Impact Assessment 2013
- Lawrence Weston Community Plan 2013
- Lawrence Weston College Site Planning and Design Brief 2014
- Lawrence Weston Community Hub Business Plan 2014
- Lawrence Weston Community Hub Planning Application 2015
- Bristol City Council Core Strategy Local Plan
- Bristol City Council Lawrence Weston Local Lettings Policy
- Lawrence Weston Design Statement 2016
- Lawrence Weston Neighbourhood Development Plan Reg 14 Consultation Feedback 2015 Submission Version
- Consultation Statement Lawrence Weston Neighbourhood Development Plan 2016 Submission Version

19 APPENDIX

Appendix 1: Suggested split of tenure types for residential sites

Site description	SA&DMP Local Plan ref	Homes estimate	% Affordable	Affordable homes
Henacre site	BSA0101	50	20% - 30%	10-15
College site	BSA0102	93	20% - 30%	18-28
Deering Close	BSA0103	20	20% - 30%	4-6
Deansmead (PRC)		18	20% - 30%	4-5
Astry Close (PRC)		38	70%	27
Oakhanger/Littlemead (PRC)		28	20% - 30%	6-8
Capel Road (PRC)		48	20% - 30%	10-14
Awdelett Close/Commonfield Rd.		12	10%	1

Astry Close affordable housing allocation is higher than the 30% because the community have an aspiration to deliver a community land trust development on the site that will deliver affordable homes in perpetuity.