

Spatial Strategy

South Bristol

- 4.1.1 A key element of the spatial strategy for the city is the priority given to regeneration of South Bristol to include additional mixed-use development with supporting infrastructure. This approach received support during public engagement on the emerging strategy and reflects the priorities of local partnerships and regional agencies.
- 4.1.2 The regeneration of South Bristol, which has already commenced, will not occur in isolation but is part of the integrated spatial strategy for the city. For example, improvements to transport will enable greater access to new employment created in the city centre.
- 4.1.3 The policy contributes to meeting objectives 2, 3, 5 and 8 of the Core Strategy and responds to issues 1, 2, 3, 4, 6, 7, 8 and 9.

Context

- 4.1.4 South Bristol combines a concentration of social needs with substantial opportunities for development and renewal. Parts of the area experience concentrations of deprivation in terms of income, employment, health, education, housing, environment and crime. There are substantial opportunities for development in the Hengrove Park area, where the new South Bristol Community Hospital and the City of Bristol Skills Academy will be located. The area has good links to the city centre and improved transport links are planned.
- 4.1.5 The revitalisation of South Bristol will help address imbalances in employment opportunities and travel to work patterns across the city which have arisen following extensive development on the north fringe of the Bristol urban area. The new sources of employment that are planned for South Bristol will increase the number of job opportunities, especially high value added jobs, available to residents in the south of the city.
- 4.1.6 Parts of South Bristol are characterised by large areas of homes of a single tenure type. The new homes to be developed in the area will include a variety of types and tenures which will contribute to the development of balanced and sustainable communities.
- 4.1.7 The Bristol Citywide Retail Study (June 2007) recommended the identification of two town centres in South Bristol, two district centres and nine local centres. The study also noted that there was a scarcity of shopping centres in the area. Policy BCS1 addresses that scarcity by highlighting the opportunity for a potential new centre to serve the area.

Policy BCS1

South Bristol will be a priority focus for development and comprehensive regeneration. Development will be for a mix of uses to include:

- Around 60,000m² of net additional office floorspace focused on centres and the major regeneration areas;
- Up to 10 hectares of new industrial and warehousing land focused on the major regeneration areas;
- The provision of around 8,000 new homes of a mix of type, size and tenure.

Development will occur across South Bristol with major regeneration particularly focused on the area at Knowle West and Hengrove Park. Regeneration in this area will require redevelopment of poor quality urban form in some locations to support the creation of higher quality environments.

Development in South Bristol will primarily occur on previously developed land. However, the delivery of new homes and regeneration will require the planned release of some open space sites which do not need to be retained as part of the area's green infrastructure provision.

Development will be supported by a range of improvements to key public services and infrastructure which will include provision of:

- Community hospital, Skills Academy, Healthplex, leisure facilities and outdoor recreation located at Hengrove Park;
- Improvements in the quality of open space and to the green infrastructure network as a whole.

A new centre, either on a new site or at an enhanced existing centre, may be appropriate to serve the Knowle West area, acting as a new focus in the area and helping to improve provision of shops, services, employment and community facilities.

Major improvements to transport infrastructure will be made to enhance links between existing communities within South Bristol, and between South Bristol, the city centre and the north of the city. Improvements will have an emphasis on pedestrian, cycling and public transport facilities and will include:

- Rapid transit routes connecting Hengrove with the north fringe of the Bristol urban area via the city centre;
- Extended Showcase bus corridors on the A37 and A4;
- Reshaped pattern of roads and junctions to improve accessibility, connectivity and urban form and to reduce severance within South Bristol;
- Safe routes for pedestrians and cyclists; and
- Essential transport links and improvements.

Explanation

- 4.1.8 An inset of the key diagram accompanying this policy illustrates the approach to South Bristol and broadly indicates the major focal points for development and regeneration.
- 4.1.9 The approach to loss and retention of existing open space is dealt with in Policy BCS9 Green Infrastructure.
- 4.1.10 Filwood Broadway is identified as a local centre in Policy BCS7. Its future role will be addressed in the Knowle West Regeneration Framework.
- 4.1.11 There is potential for around 2,200 homes to arise in regeneration sites at Knowle West. This potential has not been included in the 8,000 homes identified in policy BCS1. However, this level of development would be consistent with the spatial strategy and would represent an acceptable additional level of supply if brought forward during the plan period.
- 4.1.12 The Key Diagram indicates a potential new transport link between the Hartcliffe Roundabout and the A38 and A370. There has been public consultation on improved access to South Bristol along this route which included consideration of alternative transport solutions as well as road based options. A Park and Ride facility outside Bristol on the A37 is also under consideration.
- 4.1.13 At the start of the plan period in 2006 there was around 40,000 m² of net additional office floorspace in South Bristol with planning permission. Policy BCS1 proposes that a further 60,000 m² of net additional floorspace is provided in the period to 2026.



Policy Delivery

The development management process will assist in implementing the policy. Decisions will be guided by this policy, by the Site Allocations & Development Management DPD and by future supplementary planning documents.

The Site Allocations & Development Management DPD will identify specific sites for protection or development including sites for mixed-use development comprising housing, employment, community infrastructure and green infrastructure.

Employment

The proposed land for industry and warehousing will be allocated for development in the Site Allocations & Development Management DPD and developed by the private sector.

Office development will be delivered in partnership with the private sector as part of major regeneration projects and may comprise an element of development in the potential new centre.

Housing

New residential development will occur at locations across South Bristol, with particular concentrations at Knowle West, Hengrove Park and the Hartcliffe campus. Policy BCS5 sets out the Core Strategy's overall approach to housing delivery.

Housing type and tenure is addressed in Policy BCS17 and Policy BCS18. Housing development will be for a mix of private market and affordable homes and include a range of tenures including shared ownership.

Green infrastructure and development on open space

Policy BCS9 sets out the approach to green infrastructure including approaches to loss of open space.

Transport

Policy BCS10 deals with the delivery of transport infrastructure and shows how the elements serving South Bristol will be delivered.

Partnership working

The Council will work with a range of partners to secure delivery of this policy including the Homes and Communities Agency and the South West Regional Development Agency.

Working with the South West Regional Development Agency, the council will also utilise investment from the European Development Fund's Urban Enterprise Strategic Investment Framework (2007-2013) to help stimulate enterprise and strengthen start-ups, micro and small and medium sized enterprises.

Working with partners such as Job Centre Plus, the Skills Funding Agency and Young People's Learning Agency and local community-based agencies, the council will continue to focus its efforts on supporting unemployed people in these areas in taking the next step into employment, education or training. This includes helping people benefit from the employment opportunities offered by new developments.

Delivery of major projects and regeneration

The Knowle West Regeneration Framework is in preparation and will plan for the future of Knowle West and guide investment over the next 20 years. It will outline how the area can significantly improve from new development, boost the local economy and be revitalised. A supplementary planning document guiding the development of the Knowle West area will be produced.

Ongoing liaison with the Hartcliffe and Withywood Community Partnership, Community in Partnership in Knowle West and relevant Neighbourhood Partnerships will help to identify and inform future regeneration initiatives.

Hengrove Park is the largest regeneration site within the city of Bristol (76 hectares). It is owned by Bristol City Council. The site will ultimately feature a range of new homes, employment sites, significantly enhanced public transport and a high quality large park.

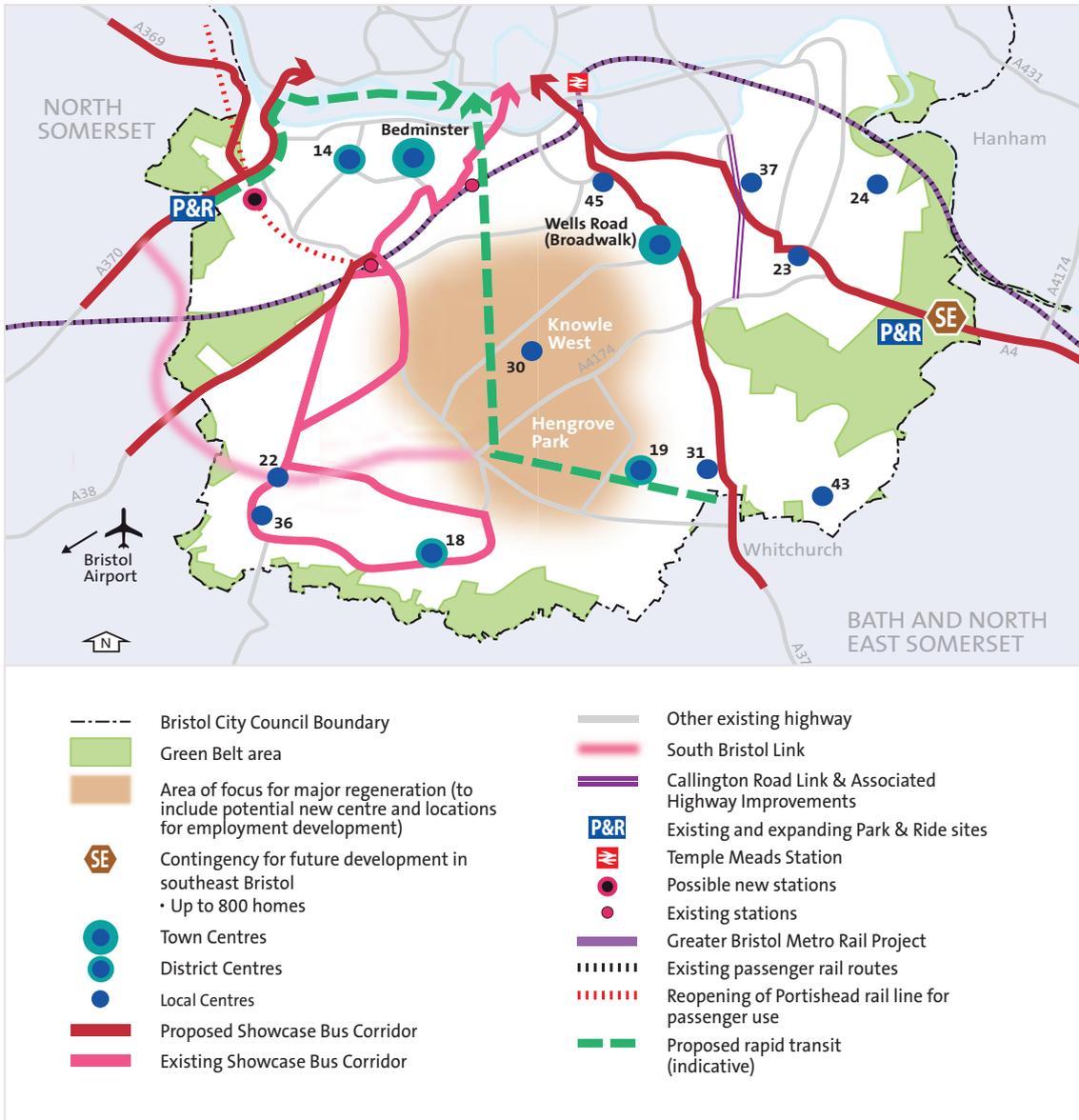
The council has commissioned an assessment of the need for a new centre in South Bristol and potential locations. There are a number of factors which could influence the delivery of such a centre including projected retail expenditure, the impact on other centres and the nature of development in neighbouring areas. If land needs to be allocated for the development of a new centre this will be undertaken through the Site Allocations & Development Management DPD.

South Bristol Community Hospital, the Skills Academy and Healthplex have planning permission for development at the Hengrove site. Development will be carried out by the NHS, City of Bristol College and Bristol City Council and its partners respectively.

The Connecting Bristol initiative aims to ensure the early delivery of Next Generation broadband access across the city with a particular focus on South Bristol to enhance business competitiveness and digital inclusion.

Targets	Indicators
Secure the delivery of major projects	Progress on the delivery of major projects will be reported in the Annual Monitoring Report
Secure reductions in deprivation	The Annual Monitoring Report will review changes in the Indices of Deprivation and identify trends over time
	The Targets and Indicators section of Policy BCS8 addresses the economic aspects of this policy
	The Targets and Indicators section of Policy BCS10 addresses the transport aspects of this policy

Diagram 4.1.1: South Bristol Key Diagram



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