

Northern Arc and Inner East Bristol - Regeneration Areas

4.3.1 The Core Strategy gives a particular emphasis to the regional priority of regeneration in South Bristol. However, this emphasis does not ignore the fact that areas of deprivation and opportunities for targeted regeneration exist in other parts of the city. Those needs are particularly focused in the area to the east of the city centre and in a number of locations in a broad arc along the northern part of the city from Lockleaze to Lawrence Weston.

4.3.2 The policy will help meet objectives 2, 3, 4, 5 and 8 of the Core Strategy and respond to issues 1, 2, 3, 6, 7 and 9.

Context

4.3.3 The Inner East area lies within the Lawrence Hill, Ashley and Easton wards of the city. It is a diverse, multi-cultural area containing vibrant neighbourhoods with a mix of residential and commercial land uses. The density of existing residential development is fairly high. There are indications of an imbalance in the housing stock with family homes under-represented in some areas. There are a number of employment sites throughout the area which provide opportunities to work locally.

4.3.4 The Northern Arc description refers to a group of distinct communities which share some common characteristics. These include areas of low-density family housing with concentrations of single tenure types, few local employment opportunities, limited service provision and some poor quality local amenity space. The Northern Arc generally corresponds with the wards of Lockleaze, Henbury, Southmead, Kingsweston, Horfield and part of Avonmouth.

Policy BCS3

Social, economic and physical regeneration will be promoted in the Inner East and Northern Arc with the purpose of creating mixed, balanced and sustainable communities.

New development will be encouraged in both areas which provides new employment premises, especially flexible and small business floorspace which can stimulate enterprise and deliver new employment opportunities.

In the Inner East the emphasis will be on:

- Retaining employment sites and supporting centres;
- Ensuring a mix of new housing to meet local needs;
- Encouraging development which provides a mix of uses.

Opportunities will be taken to reduce the severance of communities caused by major roads and other physical barriers in the area.

Development will include the provision of around 2,000 new homes.

Delivery Strategy

In the Northern Arc the emphasis will be on:

- Encouraging higher density and mixed forms of development in the most accessible locations;
- Making more efficient use of underused land;
- Promoting improved access and linkages to neighbouring areas.

Development will include:

- The provision of around 3,000 new homes;
- The redevelopment of Southmead Hospital to provide a new acute and community “super-hospital”.

Explanation

Inner East

4.3.5 Maintaining the vibrant mixed commercial and residential character of neighbourhoods in the Inner East is a key part of the policy approach. This will mean safeguarding employment floorspace, particularly smaller sites and premises whose importance for stimulating enterprise and providing employment opportunities is particularly significant. The policy also highlights the importance of creating a balanced housing stock. In parts of the Inner East, accommodation suitable for families will be particularly sought. The continued vitality of the district and local centres in the area will also be supported.

Northern Arc

4.3.6 The policy approach is to promote additional and more diverse housing types to help support and improve local services and facilities. Opportunities will be taken to secure higher densities and more efficient use of land in accessible locations.

4.3.7 Improving linkages between the Northern Arc, neighbouring centres, the north fringe, city centre and Avonmouth will enhance opportunities for local residents to access employment and services. Some open land may be better used for built development, with remaining open spaces improved so that they provide more attractive and usable areas for the local communities.

Policy Delivery

Housing mix

A mix of new housing types and tenures to meet local need will be provided through Policy BCS18. The proposed supplementary planning document addressing housing mix will provide details of how this policy will be implemented in these areas.

Employment/Skills

Policy BCS8 safeguards valuable existing employment land and promotes the provision of new employment floorspace.

The Site Allocations & Development Management DPD will contain a criteria-based policy which will be used to judge individual planning applications affecting employment land.

Policy BCS11 will secure agreements and contributions from developers which improve skills and access to employment opportunities. Examples will include local construction-related employment opportunities, skills training and affordable workspace provision.

Centres

Policy BCS7 will support and strengthen the centres in these areas.

Opportunities for high quality and, where appropriate, high-density mixed-use development will be supported by Policy BCS20 and Policy BCS21

Transport Improvements

As set out in Policy BCS10, a number of transport improvements are proposed which will improve the accessibility of these areas. In the Northern Arc, the rapid transit route from the north fringe to Hengrove will enable local residents to better access the city centre and north fringe. The rapid transit route proposed through east Bristol will improve access to major employment locations for residents of the Inner East area.

A bus link is included as part of the planning permission to develop the Wallscourt Farm site. This will provide for a dedicated bus link connecting Lockleaze and the surrounding areas, subject to planning permission for the Lockleaze part of the bus route being approved.

Partnership Working

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 in these areas.

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 Strategy

Inner East

Bristol Central Area Action Plan (AAP)

The AAP will cover the western edges of Ashley and Lawrence Hill wards. It will contain policies and proposals to improve physical linkages and connections between the city centre and these parts of the Inner East.

St Paul's Supplementary Planning Document

SPD10 “Planning a Sustainable Future for St Paul’s” (December 2006) will continue to be used to guide development proposals in this Inner East neighbourhood.

Delivery of Regeneration Projects

The completion of the Eastville Family Health Centre in 2011 will improve the quality and access to health service for people across central and east Bristol. The new health centre will contain many services normally provided in a large hospital.

The development of a Creative Learning Centre near Junction 3 of the M32 will provide new library, community meeting and nursery facilities in Lawrence Hill. Seven light industrial units will also be provided. The Creative Learning Centre is expected to be operational by 2012.

Partnership Working

On-going liaison with the Inner City Neighbourhood Partnership, “Community at Heart” Community Partnership in Easton and Lawrence Hill and St Paul’s Unlimited in Ashley will help to identify and inform future regeneration initiatives.

Northern Arc

Delivery of Major Projects and Regeneration

The proposed acute and community ‘super-hospital’ for North Bristol and South Gloucestershire at Southmead Hospital is expected to be completed by 2014. It will provide significant regeneration benefits to the local and neighbouring areas. Employment on the site is expected to increase from around 4,650 to 6,500. Significant numbers of jobs and apprenticeships will be created in the construction stage.

The “Lockleaze Vision” document will be used to guide investment and regeneration in this part of the Northern Arc. Produced in conjunction with the local community, the vision document prioritises improvements to the area’s open spaces, transport connections, jobs and shops, housing mix and community safety and facilities.

An ongoing programme to replace structurally deficient pre-cast reinforced concrete houses in Henbury, Kings Weston and Lockleaze wards will secure additional high quality housing in these areas.

Partnership Working

On-going liaison with Lockleaze Voice, Southmead Development Trust and relevant neighbourhood partnerships will help to identify and inform future regeneration initiatives.

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

