

Questionnaire

Core Strategy Issues and Options Paper, July/August 2007



This questionnaire provides you with an opportunity to comment on the work undertaken so far in identifying the objectives and policy options for the Core Strategy.

Your involvement will contribute to the production of the Preferred Options Paper, the next stage in the development of the Core Strategy. This will be published in December 2007 and will contain a Spatial Vision, Strategic Objectives, a Spatial Strategy and a series of Preferred Core Policies.

The closing date for this questionnaire and any comments on the Issues and Options Paper is **17 August 2007**.

When you have completed the questionnaire please return via email, fax or post to freepost address below.

Email: **bdf@bristol.gov.uk**

Fax: **0117 903 6681**

Freepost: **BDF CORE STRATEGY
ISSUES & OPTIONS PAPER
(PTSD/BH)
FREEPOST (BS 6529)
BRISTOL
BS1 5BR**

Also available online at
www.bristol.gov.uk/bdf

Further information related to the Bristol Development Framework (BDF) is available at www.bristol.gov.uk/bdf. Hard copies of the Issues and Options paper can be viewed or purchased from the Brunel House planning reception.

Bristol Development Framework Consultation Database

If you aren't already on the BDF database but would like to be, to enable you to be kept informed of community involvement events, progress of the Core Strategy and other documents in the BDF, please fill out your contact details in full.

Data Protection Act: Information you provide will be stored on secure Bristol City Council computer systems within the Planning department. The contact details you submit will only be used in connection with the preparation of the BDF and only be available to the Planning department of the City Council and at certain times partnership organisations directly involved in the preparation of the BDF. Email, newsletters or postal updates will keep you informed on progress and events associated with the BDF.

If at any time you wish to update, remove or gain more information on the BDF database please contact the Strategic and Citywide Policy team on (0117) 903 6693.

Section 1: Your Details

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Please tell us how you found out about the Issues & Options Paper?
Email from Council

Please note that anonymous comments, letters or emails will not be accepted or taken into consideration.

You should be aware that any written comments on the Issues & Options Paper that you make must be publicly available. This includes availability via the council's website.

If you have any difficulties completing this form, please telephone the Strategic and Citywide Policy team on (0117) 903 6693 or email bdf@bristol.gov.uk

Section 2: Objectives

1. We are suggesting a series of objectives in response to the 18 issues identified. Do these objectives successfully address the related issues? (Please tick YES or NO)

Objective 1: Ensuring a Sustainable Future for Bristol

- Related Issues: 10. Protecting and enhancing Bristol's historic environment and ensuring high quality sustainable urban design and construction Yes No
12. Tackling climate change Yes No
13. Reducing pollution Yes No

Objective 2: Balanced and Sustainable Communities

- Related Issues: 3. Ensuring provision of high quality and successful local services, facilities and centres Yes No
7. Improving transport movement and accessibility Yes No
9. Promoting regeneration and renewal initiatives across the city Yes No
12. Tackling climate change Yes No
16. Improving the streetscape and making attractive and better places and spaces Yes No
17. Enabling the provision of a high quality accessible education service Yes No
18. Reducing the opportunity for crime Yes No

Objective 3: Ambitious and Sustainable Economic Growth

- Related Issues: 5. Providing for the land use demands of a thriving economy Yes No
6. Providing employment opportunities in the deprived areas of the city Yes No
9. Promoting regeneration and renewal initiatives across the city Yes No
17. Enabling the provision of a high quality education service Yes No

Objective 4: Appropriate Housing Provision

- Related Issues: 1. Having enough homes to meet current and projected population need Yes No
2. Having enough affordable homes to meet current and future needs Yes No

Objective 5: Better Health and Wellbeing

- Related Issues:**
- | | | |
|--|---|-----------------------------|
| 4. Providing the environment for healthy living | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Improving transport movement and accessibility | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Enabling development in leisure, sport, art and tourism | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Objective 6: Higher Quality Built and Natural Environment

- Related Issues:**
- | | | |
|---|---|--|
| 10. Protecting and enhancing Bristol's historic environment and ensuring high quality sustainable urban design and construction | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. Protecting and enhancing the natural environment | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. Ensuring effective water management and flood protection | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. Improving the streetscape and making attractive and better places and spaces | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 18. Reducing the opportunity for crime | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Objective 7: Improved Accessibility and Connectivity

- Related Issues:**
- | | | |
|---|---|-----------------------------|
| 5. Providing for the land use demands of a thriving economy | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Improving transport movement and accessibility | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. Tackling climate change | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. Reducing pollution | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

If you ticked NO to any of the above please give your reason and suggest an alternative objective if appropriate:

Objective 1 - Related Issue 10. Use of the word 'historic' implies limitation to these areas, which are not defined. Many areas of Bristol are arguably not 'historic' but are established and successful environments that should be 'protected and enhanced.' The wording should be amended to make this clear. Suggested change -

10. Protecting and enhancing Bristol's historic environments and established successful environments and ensuring high quality sustainable urban design and construction.

This comment applies also to Issue 10 under Objective 6.

Objective 2 - None of the Issues refer to the need to achieve mixed and balanced communities in terms of population. An additional Issue is required.

Suggest - 'Protecting existing and creating new mixed and balanced communities'.

2. Are there any other objectives you feel we should include and if so can you please give your reason?

See above box

Please read the relevant section of the Issues and Options Paper

3. Will the proposed actions successfully address the following objectives? (Please tick Yes or No)

Objective 1: Ensuring a Sustainable Future for Bristol

Action: Core policies required to:

- providing the hooks to ensure a high achieving economy Yes No
- ensuring sustainable development in sustainable locations accessed by public transport Yes No
- ensuring development built to standards that help the city to achieve a minimal carbon footprint Yes No
- ensuring developments which can adapt to a changing climate Yes No

Objective 2: Balanced and Sustainable Communities

Action: Core policies required to:

- ensure new residential and employment development is located so that residents and workers are able to walk / cycle or use public transport for everyday needs, Yes No
- ensure higher density development in accessible centres Yes No
- enable reshaping and placemaking for our centres so that we have lively, safe, attractive places where people want to live, work, learn and enjoy themselves Yes No
- support regeneration to help create balanced and sustainable communities where existing communities do not benefit from easy access to the homes, jobs and services they need Yes No
- enable the regeneration of South Bristol as a priority as sought by the Community Strategy Yes No

Objective 3: Ambitious and Sustainable Economic Growth

Action: Core policies required to:

- ensure that adequate land is made available for new jobs in the future to allow the City sustained economic growth Yes No
- ensure opportunities for growth in the City Centre are used whilst ensuring that regeneration of South Bristol is prioritised Yes No
- ensure employment land, and where appropriate education and training provision should be a feature of any major placeshaping opportunity whether on previously developed land or as part of a future urban extension Yes No
- ensure major new employment opportunities are in sustainable locations and do not encourage significant travel to work patterns Yes No
- enable improved digital connectivity, making the most of and building in IT solutions in the city, so reducing the need for travel for work and to support the economic growth of the city Yes No
- achieve effective regeneration, involving the community in decision making. Yes No

Objective 4: Appropriate Housing Provision

Action: Core policies required to:

- make the most efficient use of land Yes No
- focus new residential development in areas that are accessible and at appropriate densities Yes No
- maximise affordable housing delivery with reference to the needs of balanced and sustainable communities Yes No
- ensure the delivery of new homes in relation to regeneration opportunities on previously developed land as a priority with the use of greenfield land only following sequential testing or where part of a strategic opportunity Yes No

Objective 5: Better Health and Wellbeing

Action: Core policies required to:

- ensure that development proposals take account of the need for access to leisure and recreation provision Yes No
- ensure that new development provides for open space or recreation needs where these are required. Yes No
- recognise potential for communities to grow together through sport, leisure and culture Yes No
- focus on place making in major development proposals and regeneration activity to help encourage healthy living through well managed environments. Yes No
- minimise the need to travel will help to support a reduction in air pollution. Yes No
- ensure by a clearly defined and widely shared sense of the contribution of different individuals and different communities to a common vision for the city. Yes No

Objective 6: Higher Quality Built and Natural Environment

Action: Core policies required to:

- deliver high quality sustainable and safe urban and natural environment – placemaking will be at the heart of all master planning and regeneration proposals. Yes No
- ensure that development is compliant with principles of sustainability and energy reduction. Yes No
- to ensure development is not at risk of flood and does not compromise existing flood plain. Strategic assessment of the long term implications of proposals for a tidal barrage, and other proposals affecting the special status environmental Natura 2000 sites will be required. Yes No

Objective 7: Improved Accessibility and Connectivity

Action: Core policies required to:

- support maintenance, management and the improvement of the existing road network Yes No
- support the delivery of transport initiatives to improve accessibility and connectivity. Yes No
- focus development on accessible locations Yes No

If you ticked NO to any of the above please give your reason and suggest an alternative and or additional actions if appropriate:

Objective 1 - the reference to climate change / carbon footprint is written as if referring to new development. It does not acknowledge :-

a. The importance of reducing the footprint of existing buildings, by energy saving measures and micro generation. Some 90% of our building requirements already exists.

b. The green virtues of adapting, upgrading and reusing existing buildings except where it can be demonstrated that this is impossible and would have a higher carbon footprint.

c. The contribution to be made by retaining and increasing trees and green spaces (public and private), and the use of green roofs. These have biodiversity, pollution control, permaculture, urban heat moderation and sustainable drainage benefits.

ALL THESE SHOULD BE COVERED IN THIS OBJECTIVE

Objective 4. We support the use of genuine brownfield land - but not the inclusion of gardens, green open space, allotments etc in this category. There should be no presumption in favour of development of such space, with each proposal for use considered on its merits.

Objective 5. Bristol's street and park trees and those on private property contribute to health and well being in a major way. The actions should include ' ensuring that the city's tree stock, public and private, is maintained, protected and increased.

Objective 7. All three Actions need revision/expansion.

1. this should include reference to all users of road network including cyclists and pedestrians. It should also include rail and water networks.

2. What does this mean?

3. It can be argued that ALL locations in Bristol are 'accessible', because none are far from roads or very far from buses. Applicants regularly claim accessibility to justify developments, and roads/parking congestion, together with cost and carbon footprint implications of car use are likely to lead to increased public transport penetration, walking, and cycling. We argue that it is not necessary to 'focus' development on accessible locations, and certainly not without publishing a definition of acceptable accessibility.

Detailed corrections / suggestions

Objective 1 - grammar! 'provide', 'ensure', not providing and ensuring!

Objective 5 - suggest should readtravel TO help to ACHIEVE a reduction in air pollution

Objective 5 - 'ensure' not English - sentence does not have object

Please read the relevant section of the Issues and Options Paper

Section 3: Spatial Options

- 4. The 3 Spatial Options seek to deliver the vision and the 7 identified objectives. How much do you agree that the Spatial Options would deliver the vision and the proposed objectives? (Please tick as appropriate)**

- Spatial Option 1:** Strongly Agree Agree Disagree Strongly Disagree
- Spatial Option 2:** Strongly Agree Agree Disagree Strongly Disagree
- Spatial Option 3:** Strongly Agree Agree Disagree Strongly Disagree

Please can you give your reason if you either disagree or strongly disagree

Options 1 and 2 do not deliver regeneration of South Bristol, whilst being likely to damage the sustainability of north Bristol as a residential environment due to overdevelopment.

We see the focus of investment in additional homes, facilities and employment in South Bristol as helping to redress the longstanding imbalance compared with central and north Bristol. We note that the Universities and main FE establishments are all located in central, inner north and north east. Investment in this field would be of great value in south Bristol.

We believe that the mix of dwelling type and tenure can be improved and the appearance and character of the environment enhanced by selective intensification of building, noting that almost all the south Bristol area is in the lowest population density category.

5. The 3 Spatial Options seek to deliver the vision and the 7 identified objectives. Which spatial option do you think best does this? (Please tick ONE box only)

Spatial Option 1 - Centres and balanced sustainable projects Please give your reason:

Spatial Option 2 - City Centre expansion Please give your reason:

Spatial Option 3 - Focus on South Bristol Please give your reason:

Options 1 and 2 do not deliver regeneration of South Bristol, also overdevelopment of North Bristol will have detrimental effect on the environment for residents. Over development in this area has already led to loss of gardens and open space and the creation of cramped living conditions with inadequate external space - problems that will be exacerbated by climate change. Higher densities will continue to discourage family housing which is needed to redress imbalance.

A mixture of some or all of the above Spatial Options:

Please indicate which Spatial Options and give your reason:

None of the above:

Please give your reason:

6. Do you have an alternative Spatial Option? If so please give your reasons and ensure, if you can, that it is realistic, deliverable, locally acceptable and consistent with national and regional policy.

Section 4: Policy Options

Housing Density

7. Which density option do you think is the most appropriate? (Please tick ONE box only).

Option 1 - 30 dwellings per hectare

Please give your reason:

Option 2 - 50/200 dwellings per hectare

Please give your reason:

Option 3 - Various densities

Please give your reason:

Allows for maintenance of balanced residential accommodation

None of the above:

Please give your reason:

8. Do you have an alternative density option(s)? (Please give your reasons).

We find this a very unsatisfactory part of the consultation, as it tries to solicit choice from options that are difficult to explain to the community to enable their consequences to be judged.

We object to the crude measure of dwellings per hectare used. This seems to have developed from old yardsticks for greenfield housing - 12 house per acre etc. It does not take account of mixed development in city areas, where the physical density registers in terms of building volume/mass. Here plot ratios and habitable rooms are a better measure.

Habitable rooms also differentiates between one bedroom and 4 bedroom dwellings and more nearly correlates to density of people, an important measure.

We see little point in applying stated density measure to our inner city area as it can easily lead to overdevelopment that will prove unsustainable.

Housing Type

9. Which housing type option do you think is the most appropriate? (Please tick ONE box only).

Option 1 - Non-intervention approach

Please give your reason:

Option 2 - Promoting greater variety

Please give your reason:

Allows the potential to create balanced areas, maintain existing ones and repair damaged ones, such as those created by houses in multiple occupation in the Inner West area. We welcome the analysis that confirms the existing imbalance.

We note the aim to secure a mix and balance of tenure but the analysis seems to equate 'rented homes' with social (and affordable) housing. We note that 12% of rented housing in Bristol is from private landlords, but this is for tenants of widely varying means. In parts of this area private landlords account for over 50% (Cotham Hill LSOA is 60%) with virtually no social housing.

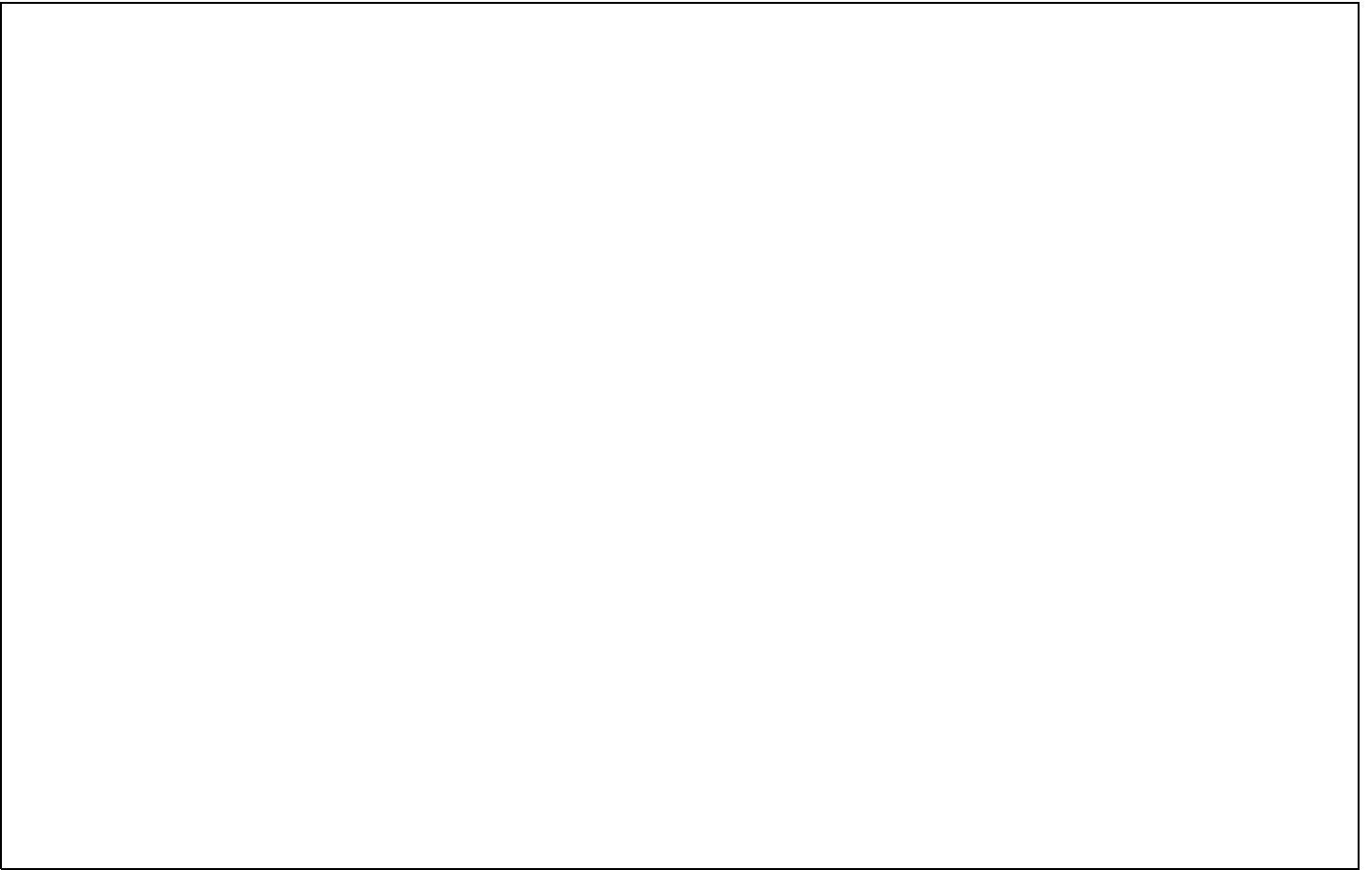
Tenants, with no financial stake in their homes, and frequently short term leases, are inherently less likely to take an interest in the local environment and community life than property owners. This and the neglectful attitude of some landlords damages the physical environment. Balance of tenure is therefore as important as house type.

We look to the policies that are to follow to ensure that 'greater variety' and balance are implemented.

None of the above:

Please give your reason:

10. Do you have an alternative housing type option(s)? (Please give your reasons).



Affordable Housing

Central Bristol

11. Which affordable housing option do you think is the most appropriate?
(Please tick ONE box only).

Option 1: The City Council should optimise the number of affordable housing units from new private market housing schemes by requiring 40%.

Option 2: The City Council should seek 30% affordable housing from new private market housing schemes to ensure the viability of marginal schemes is not affected and therefore the gross number of new housing is not compromised.

12. Do you have an alternative affordable housing option for central Bristol?
(Please give your reasons).

Inner and Outer Bristol

13. Which affordable housing option do you think is the most appropriate?
(Please tick ONE box only).

Option 1: The City Council should optimise the number of affordable housing units from new private market housing schemes by requiring 40%, but in doing so affect the viability of such housing developments.

Option 2: The City Council should seek only 30% to ensure a more realistic amount of affordable housing is secured.

14. Do you have an alternative affordable housing option for inner and outer Bristol? (Please give your reasons).

Additional Citywide Approach

15. In addition to the previous options, an additional approach could be to resist any further affordable homes in areas of the city where such housing currently dominates. As an alternative, new private residential developments of 15 and over would provide a financial sum to be spent in other parts of the city. This option would help rebalance the type of homes available in all areas across the city but would also mean that no further subsidised affordable homes would be built in those areas where local need may be greatest.

Do you support this approach?

Yes No

Please give your reason:

There is a need for affordable housing in the densely occupied North West area that will not be achieved by planning obligations because of the limit in the size of development sites in this area.

Whilst we support the provision of affordable housing we are concerned that the document appears to define 'affordable housing' as that provided by social landlords to rent. We understand that in fact the term includes 'Intermediate' affordable housing, and that this means that shared equity, that can lead to full ownership, is included.

We would particularly welcome Intermediate affordable housing, which is likely to lead to more long term residents, including families.

Additional comments:

ADDITIONAL COMMENTS ON CONSULTATION AS A WHOLE

GENERAL OBSERVATIONS

We accept that this is another stage in a long process but are concerned that there is so little indication of how the mostly laudable objectives will be achieved by policies and development control, or indeed that the objectives are within the Council's power.

For example, the absolutely fundamental objective 'Tackling climate change'. Is Bristol waiting to be told by Government exactly how to do this?

Similarly, securing 'balanced communities' - how will this be done when planning consent is not required for converting family houses to HMO?

The list of planned SPD does not cover these objectives.

These and other reservations were in our response to the Core Issues Consultation of Dec 2006. (see copy) Most of the questions raised then remain unanswered.

We reiterate our objection to the 6 week consultation period (in summer holidays). 20 years of our future deserves more than this!

The Core Issues consultation stated that all comments would be published together with explanation of reasons for acceptance or rejection by the Council. This should have happened BEFORE the new consultation.

We welcome the extensive information in the Spatial Atlas, and the CD copy.

The Section on Climate Change and Waste does not explain why Bristol's 2003 carbon footprint was so much lower than comparable cities. We trust that the Council is not claiming credit for this as virtually no steps had been taken to reduce the footprint in 2003, nor have they since.

Household waste accounts for only 2% of emissions (possibly less now?) so why focus on this?

Industry and Commerce waste is not mentioned, but is believed to be substantially greater than domestic. Where are the actions to deal with this?

The Spatial Map should cover this matter fully. We still await answers to our queries concerning discrepancies between the Core Issues Document and SPD5, repeated below.

"The Core Issues statement says 'In 2005 the city as a whole produced 185,103 tonnes of waste'. According to SPD5, Page 14, Bristol currently produces 1.4m tonnes waste, of which 185,000 is domestic. If this is correct, and the Core Issues statement above wrong, what is being done about the 1.2m tonnes of non domestic (industry and commerce) waste?"

FURTHER COMMENT ON BDF CONSULTATION

1. Page 60 Housing Type Map

For the Inner West tinted area the map note says it is proposed to 'Discourage smaller units of accommodation'. In the text the over concentration of student homes is recognised - they are not 'smaller units' but houses in multiple occupation. These are classed as 'Other households' on page 25 and Map 27 of the Spatial Atlas. The note to page 60 of the Housing Type Map should have read 'Other households or said discourage smaller units of accommodation and other households such as students.' (The misleading note on the map was acknowledged by Roland Torkildsen in a telephone conversation.

2. Page 57

The HLAA Map has no Ward boundaries and it is impossible to comment on the acceptability of the various density boundaries. It should be presented in the same form as the Spatial Option maps, showing Ward and LSOA.

It appears to show most of Cotham and Redland Wards as warranting the 120 dph 'Inner Priority area' density of the HLAA map. Without more information as above and comparable maps of existing housing density it not possible to comment on the acceptability of this density.

Certain areas, such as the Chandos Rd area (Kensington Rd LSOA) are already too densely populated. This contains one of the identified 'centres' where there is a presumption in favour of more housing - we have studied this area in some detail and consider that further intensification would damage sustainability.

3. We reiterate the Society's concern that quotas for economic and population expansion are effectively being imposed by central and regional government, and accepted by the Council, with no opportunity for citizens to say whether they support this expansionist policy.

Thank you for completing this questionnaire. Your comments are valuable to us. We will use the information you have given us to develop the Preferred Options Paper. We will let you know when we publish the comments we have received and how we have responded to the comments. We will let you know when the Preferred Options Paper is available for further comment.