

**BRISTOL CITY COUNCIL  
CABINET  
4 October 2012**

**REPORT TITLE:** Knowle West Regeneration Framework

**Ward(s) affected by this report:** Filwood, Windmill Hill, Knowle

**Strategic Director:** Rick Palmer - Interim Strategic Director for Neighbourhoods and City Development

**Report author:** Paul Owens - Programme Manager, Major Projects

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**Report signed off by executive member:** Cllr Anthony Negus

**Purpose of the report:**

Cabinet are asked to note progress made in delivering the Knowle West Regeneration Framework and agree the way forward.

**RECOMMENDATION for Cabinet approval:**

1. Agree Knowle West Regeneration Framework (KWRF) spatial plans and site proposals (subject to subsequent ratification of Site Allocations)
2. Endorse investment plan principles and programme delivery
3. Ringfence capital receipts from asset disposals in the Knowle West Regeneration Framework Area for reinvestment into Knowle West

**The proposal:**

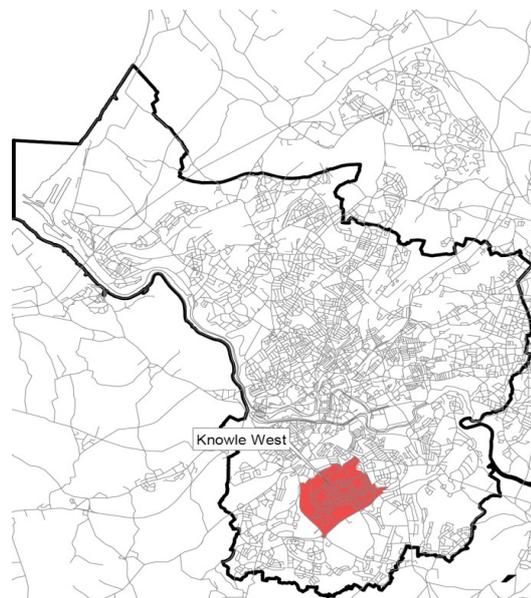
1. The Knowle West Regeneration Framework (KWRF) is an area wide regeneration framework for the Knowle West area for implementation over the next 20 years.
2. The Knowle West estate is located in South Bristol and has been identified by the Council and it's partners as a key priority for investment and delivery of growth over the next 20 years. The area has long been identified as suffering a complex range of problems where concentrations of deprivation and poverty have been compounded by the

area's physical isolation from employment, services and facilities in the rest of the City. The priority given to the regeneration of Knowle West is reflected in the Bristol Development Framework Core Strategy.

3. The area widely known as Knowle West was largely built between the 1920's and 1950's to house residents displaced firstly by slum clearance in the city centre, and subsequently by bomb damage sustained during the Second World War. The estate was designed and built on 'garden city' principles and is characterised by very low housing densities (30 dph on average). At such densities it has proved difficult to keep shops, bus stops, nurseries, schools etc within reasonable walking distances of residents.

4. To address some of the problems of the area, accommodate growth, and provide better opportunities for local residents, work commenced with local residents in 2009 on the development of a Knowle West Regeneration Framework (KWRF). This work has been overseen and developed by a Knowle West Project Board incorporating local Ward Members and key regeneration implementation partners.

6. The designated KWRF area is shown below:



7. Initial KWRF objectives included:

- To produce a regeneration framework for Knowle West acting as a catalyst and guidance for the development of a more mixed and balanced community, with a significant long-lasting improvement in the socio economic profile of the area over a 20 year period.
- To capture the aspirations of the residential and business communities in the area.
- Create opportunities to deliver a greater choice of housing in terms of the number and type of units built, tenure (private, shared-ownership, rented), affordability, and quality.
- Provide greater opportunities for locally accessible jobs.
- Ensure the community is well served in terms of retail provision, education, health, community and leisure facilities, and open space/parks.

- Improve access to and from Knowle West, and connections within the estate, in terms of public transport, walking and cycling, and road provision.
- Ensure all other infrastructure requirements for future development are met to include energy supply, water, telecommunications etc.
- Deliver high quality urban and landscape design for all new buildings and public realm through specified national standards and a Design Code for the estate covering all types of development (large sites and infill schemes).
- Deliver high quality environmental standards and apply best practice principles of sustainable development.
- Identify supporting socio-economic activity necessary to create a successful future neighbourhood.

8. Following work with local people, these initial objectives have been supplemented by an ambitious local community vision and objectives for the area which the KWRF seeks to achieve.

**Vision: “A community full of confidence and pride, skilled and healthy, Living in a thriving Bristol neighbourhood that is green and well connected and low in living costs.”**

Objectives:

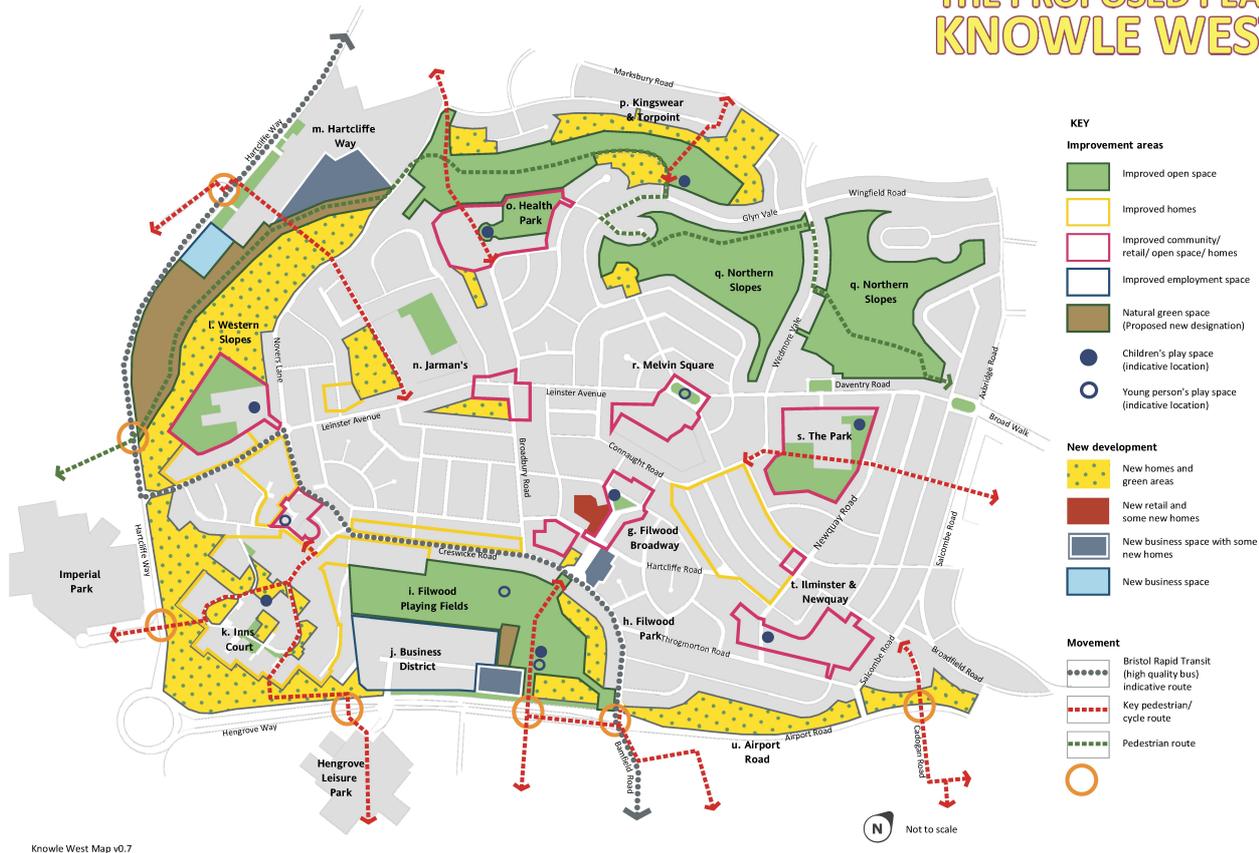
<p><b>1. Income through employment</b></p> <ul style="list-style-type: none"> <li>• Provide skills training programmes &amp; facilities particularly for young people</li> <li>• Develop employer placements programme</li> <li>• Create local jobs, small businesses and home based employment opportunities</li> <li>• Lower cost and better services for journeys to work</li> </ul>	<p><b>8. Pride of Place</b></p> <ul style="list-style-type: none"> <li>• Develop ‘Knowle West style’ for new homes</li> <li>• Celebrate our history</li> <li>• Keep, improve and extend open landscape</li> <li>• Develop an urban forest (including orchards and edible street trees)</li> <li>• Have 3 to 4 storey houses in areas that will undergo change (similar to buildings heights Bedminster area)</li> </ul>
<p><b>2. Improve health and well-being</b></p> <ul style="list-style-type: none"> <li>• Provide locally accessible health facilities</li> <li>• Develop improved health &amp; lifestyle education offer</li> <li>• Keep and improve the Health Park</li> </ul>	<p><b>9. Build a future-proof community</b></p> <ul style="list-style-type: none"> <li>• Help to build a strong community able to cope with climate change, shortage of energy supply and economic recession</li> <li>• Support low carbon living</li> <li>• Support local food production</li> </ul>
<p><b>3. Widen local choice of housing size and tenure</b></p> <ul style="list-style-type: none"> <li>• Add up to 2,000 new homes</li> <li>• Deliver high environmental standards</li> <li>• Offer a wide range of prices and types</li> <li>• Give priority to private &amp; family housing</li> <li>• Have dispersed sites (lots of sites across the area)</li> <li>• Homes within a 10 minute walk to primary schools and local neighbourhood centres</li> </ul>	<p><b>10. Improve access to low cost transport</b></p> <ul style="list-style-type: none"> <li>• Provide a network of safe pedestrian, cycle &amp; bus routes to neighbourhood centres</li> <li>• Easier and safer pedestrian, cycle &amp; bus routes to centres outside KW</li> <li>• Easy access to public transport (within 10 minutes walk)</li> </ul>

<p><b>4. Refurbish existing housing stock</b></p> <ul style="list-style-type: none"> <li>• Increase floor space of homes through extensions</li> <li>• Reduce energy costs of homes</li> <li>• Improve front gardens, streets and parks (encourage 'Do It Yourself' streets improvement programmes)</li> </ul>	<p><b>11. Public and community initiatives in advance of private investment</b></p> <ul style="list-style-type: none"> <li>• Establish a community trust to deliver local projects</li> <li>• Local priorities for section 106 monies from developers (monies which developers have to provide as part of receiving planning permission)</li> </ul>
<p><b>5. Improve and develop primary school provision</b></p> <ul style="list-style-type: none"> <li>• Raise achievement levels</li> <li>• Give kids the best start</li> <li>• Have community centred schools</li> </ul>	<p><b>12. Improve arts and culture</b></p> <ul style="list-style-type: none"> <li>• Provide inspiring places through cultural programmes and arts projects</li> <li>• Provide a wide range of opportunities for all to get involved in sport (indoor/ outdoor)</li> </ul>
<p><b>6. Reinforce a close –knit neighbourhood</b></p> <ul style="list-style-type: none"> <li>• Network of centres for health, shops, leisure, training, business</li> <li>• Provide neighbourhood events spaces</li> </ul>	<p><b>13. Develop play and youth facilities by planning with young people</b></p> <ul style="list-style-type: none"> <li>• Provide a range of indoor and outdoor play facilities within walking distance</li> <li>• Provide a range of facilities for young people developed, with them, and in walking distance to homes</li> </ul>
<p><b>7. Access safe, ecologically rich, open space</b></p> <ul style="list-style-type: none"> <li>• Provide 2 activity parks</li> <li>• Provide 5 new play spaces</li> <li>• Build and improve walking and cycle network</li> </ul>	

9. To agree how to achieve these regeneration objectives, much work and consultation has been done with local communities and stakeholders, with particular support from the local Knowle West Residents Planning Group.

10. The following KWRF spatial plan has been produced, incorporating Area Green Space Strategy requirements, showing proposed new development areas, new transport links, and priority investment areas. This spatial plan incorporates the achievement of Area Green Space Strategy requirements for the area.

# THE PROPOSED PLAN KNOWLE WEST



This spatial plan, incorporating the local Area Green Space Plan, allows for the development of 2,000 new homes in the area and associated community infrastructure to accommodate this growth, achieve regeneration objectives and substantially improve the amenity and livability of the area for local people.

This proposed plan for Knowle West enjoys substantial support from the local community with 75% of respondents clearly supporting the overall proposals in public consultation held between 23rd March and 18th May 2012.

11. Accompanying the KWRF spatial plan are specific proposals for the development of identified key sites within the area. These specific proposals are contained in the Site Allocations and Development Management Preferred Approach Document. Comments submitted in response to the Preferred Approach will be used alongside comments received on sites elsewhere in the city to inform the next stage, the city-wide Publication document. The Publication document will need to be agreed by the Council, formal public representations will then be sought during 2013, prior to the council submitting the final version of the Plan to the Secretary of State for examination.'

12. The Knowle West Regeneration Framework 'Investment Principles' plan, shown at APPENDIX 1, has been developed in association with the KWRF spatial plan to help ensure the delivery of community KWRF regeneration objectives.

13. The KWRF proposes an additional 2,000 new homes in the area, as well as significant new commercial/employment development. The Council is a major land owner in the area and controls many of the proposed development sites. This enables the

Council to employ a range of delivery mechanisms to facilitate delivery to appropriate quality standards.

14. Overall KWRF delivery costs over the next 20 years are difficult to precisely predict due to the large number of variables and changing economic conditions. However estimates, verified by independent consultants, indicate investment over the next 20 year, to be predominantly borne by private sector developers/housebuilders, will be almost £0.5bn.

15. Regeneration of this scale will require public sector support and reinvestment in the area. This will include the need to reinvest any capital receipts from Council land and asset disposals in the area, including from the sale of Filwood Park, for improvement and redevelopment in the area. It is also proposed to take advantage of opportunities over the next 20 years for bidding for external funding to support the implementation of KWRF projects.

16. The KWRF regeneration plans are reinforced by improved connectivity proposals for South Bristol (South Bristol Link and Hengrove/Northern Fringe Bus Rapid Transit) and the emerging KWRF has informed BRT route proposals.

17. Implementation of the KWRF is will initially be focused on the central Filwood Broadway / Filwood Broadway corridor area (Filwood Broadway, Filwood Park & adjacent Hanger Site). Cabinet on 29<sup>th</sup> March 2012 agreed investment proposals for Filwood Broadway. Elsewhere on this Cabinet meeting agenda are proposals for a Filwood Green Business Park on the Hanger Site. The Government's Homes & Communities Agency are expected to commence development at Filwood Park in 2012. These developments are expected to form the catalyst for the subsequent rolling out of regeneration across the Knowle West area.

18. The proposed spatial plan and investment principles have been developed with the support of the Knowle West Residents Planning Group, and are supported by the Knowle West Project Board. The proposals have the capacity to transform the area and accord with Bristol's 20:20 strategic priorities.

### **Consultation and scrutiny input:**

#### **a. Internal consultation:**

The proposals have been developed with the help and support of the 'Knowle West Core Officers' group, representing departments across the Council

#### **b. External consultation:**

- 8/9/09 - Knowle West Futures Conference, over 70 attendees
- 19/9/09 - Futures Exhibition & feedback + videobox, Filwood Fun Day
- 29/9/09 - Community workshop
- 20/10/09 - Community Workshop
- 3/11/09 - Community Workshop
- 14-17/11/09 - Community Conversations, over 450 people engaged with over 4 days at events

- Nov/09 - Youth Consultations, at 3 schools and various youth groups
- Community Study tours x 3 (Western-Super-Mare, Luton/Stonebridge, Upper Horfield)
- 24/11/09 - Community Workshop
- Weekly/Monthly meetings with Knowle West Residents Planning Group (June 2009- July 2012)
- 21/7/10 Health Impact Assessment workshop (36 people) facilitated by WHO Collaborating Centre for Healthy Cities and Urban Policy at UWE.
- Various BRT consultation events
- 4-6/10/10 - Residents drop-in sessions
- October - online Options Consultation
- 13/10/10 - Mede Centre Options Consultation
- 14/10/10 - Filwood Broadway Options Consultation
- 15/10/10 - Eagle House Options Consultation
- 16/10/10 - Knowle West Media Centre Options Consultation
- 18/10/10 - The Park Options Consultation
- 19-29/10/10 - static Options Consultation display
- Oct/10 - IRIS door-to-door survey, 210 residents responded to sample survey
- 23/3/12 - 18/5/12 online and physical consultation events
- 27/3/12 Investment Plan workshop
- 23/8/12 Investment Plan workshop

**Other options considered:**

In October 2010 during Options Consultations, local people were consulted on five key options and a range of principles:

- Option 1 – No Change
- Option 2 – Residents’ Planning Group Option
- Option 3 – ‘Lower Investment’ Option
- Option 4 – ‘Medium Investment’ Option
- Option 5 – ‘Higher Investment’ Option

Following analysis, Option 2 was the favoured option and forms the basis of the proposed KWRP plan in this report.

**Risk management / assessment:**

<b>FIGURE 1</b>							
<b>The risks associated with the implementation of the (subject) decision :</b>							
No.	RISK  Threat to achievement of the key objectives of the report	INHERENT RISK		RISK CONTROL MEASURES  Mitigation (ie controls) and Evaluation (ie effectiveness of mitigation).	CURRENT RISK		RISK OWNER
		(Before controls)			(After controls)		
		Impact	Probability		Impact	Probability	
1	Adverse economic circumstances stifling proposed housing developments	High	High	Infrastructure investment to raise values locally	High	Med	KWPB
2	Failure to attract retail	High	Med	Implementation of Filwood Broadway	High	Low	AT

	developers/operators			Enhancements			
3	Inadequate public sector investment in future years	Med	Med	Reduce speed of delivery	Med	Med	KWPB/BCC
4	Problems with developing on open space	High	Med	Positive marketing and ongoing community engagement	Low	Med	KWPB
5	Plan does not deliver objectives	Med	Low	Monitoring and programme management	Med	Low	KWPB

**FIGURE 2**

**The risks associated with not implementing the (subject) decision:**

No.	RISK  Threat to achievement of the key objectives of the report	INHERENT RISK		RISK CONTROL MEASURES  Mitigation (ie controls) and Evaluation (ie effectiveness of mitigation).	CURRENT RISK		RISK OWNER
		(Before controls)			(After controls)		
		Impact	Probability		Impact	Probability	
1	Further relative socio economic decline in area	High	High	Continue to work with communities to find solutions	High	High	BCC
2	Unable to accommodate planned growth	Med	High	Continue to work with communities to find solutions	High	High	BCC
3	Unable to move towards environmental sustainability	Med	High	Continue to work with communities to find solutions	High	High	BCC

**Public sector equality duties:**

***Before making a decision, section 149 of the Equality Act 2010 requires that each decision-maker considers the need to promote equality for persons with the following “protected characteristics”: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. Each decision-maker must, therefore, have due regard to the need to:***

- i) eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Equality Act 2010.***
- ii) advance equality of opportunity between persons who share a relevant protected characteristic and those do not share it. This involves having due regard, in particular, to the need to:***
  - remove or minimise disadvantage suffered by persons who share a relevant protected characteristic.***
  - take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of people who do not share it (in relation to disabled people, this includes, in particular, steps to take account of disabled persons' disabilities);***
  - encourage persons who share a protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.***
- iii) foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.***

An Equalities Impact Assessment is attached as APPENDIX 2

## Eco impact assessment

There will be short-term increases in environmental impacts through the consumption of fossil fuels and raw materials during refurbishment and construction works associated with the regeneration work. Longer term, the planned additional 2000 new homes will create additional on-going consumption of energy for heat and power.

Loss of green space may occur as a result of the regeneration which will have the potential to have a negative impact on biodiversity and the appearance of the site.

A number of aims set out in the regeneration framework have the potential to result in positive environmental effects and these include:

- The creation of opportunities for local business, employment and home based employment, reducing the need to travel;
- The refurbishment of existing housing stock to higher environmental standards;
- Provision of local services and facilities which will reduce the need to travel to access them;
- The provision of activity parks and play spaces; and
- Improved public transport provisions and cycling and walking infrastructure.

The proposals include the following measures to mitigate the impacts ...

- All non residential development new builds and major refurbishments should aim for BREEAM "Excellent" with "Very Good" as a minimum;
- All residential development new builds and major refurbishments should aim for Code for Sustainable Homes rating Level 5 with Level 4 as a minimum;
- There should be no net loss to biodiversity/ habitats and opportunities for enhancement should be explored.
- Any new development will meet the planning requirement for 20% of energy demand to be met from on-site renewables;
- Use of Sustainable Drainage will be incorporated into developments works carried out;
- Resilience to flooding and extremes of temperature will be incorporated into the refurbishment works and new developments;
- The viability of potential energy schemes will be considered by the ELENA team.
- The redevelopment at the Kingswear and Torpoint flats site will be carried out to meet commitments made in the Eco-IA for this project which were approved by cabinet in March 2010; and

- It is noted that any new planning permissions will need to comply with the following policies from the Core Strategy:

BCS 13 - Climate change – mitigation and adaptation

BCS 14 - Sustainable energy

BCS 15 - Sustainable design and construction

BCS 16 - Flood risk and water management

The net effects of the proposals are....

It is difficult to assess the overall impacts of a project for which the exact details are unknown and which spans a period of 20 years. The regeneration project is likely to have both positive and negative impacts. It is intended that the impacts on the built environment and the appearance of the city will be positive. The potential impacts on opportunities for biodiversity could also be positive if the mitigation measures outlined in this document are implemented effectively. However, the development of additional buildings in the area is likely to have negative environmental impacts through consumption of materials used during construction and an additional ongoing energy demand.

### **Resource and legal implications:**

#### ***Finance***

Cabinet is being asked to approve a KWRF strategic plan that will be developed over the next 20 years. The total development costs will include the provision of housing, public realm and parks and has been estimated at £ 500m.

The report does not seek a financial commitment from the Council for this expenditure. Detailed financial appraisals be prepared and assessed when further information is available on the various elements of the programme, including costs and available funding.

The report also asks Cabinet for their approval to ringfence capital receipts from asset disposals in the Knowle West Regeneration Framework Area for reinvestment into the KWRF. This includes the capital receipts from the current disposal of Filwood Green, that is estimated at £4m and additionally those arising from the disposal of around twenty of the larger sites that have also been identified. At this stage no valuations are available on these sites on the basis that they will be held until land values improve based on the development plans for the area.

**Advice given by** Mike Harding, Finance Business Partner City Development and N'Hoods

**Date** 5<sup>th</sup> September 2012

### **c. Legal implications:**

Any contracts for supplies, services or works that the Council intends to enter in order to implement the Knowle West Regeneration Framework would need to be awarded in accordance with procurement law (in particular the Public Contracts Regulations 2006 (as amended)) and in accordance with the Council's own internal rules. Any disposals and acquisitions of property and/or assets that are carried out by the Council must comply with state aid law.

Advice given by: Philip Roberts Senior Practitioner Solicitor

Date: 6/9/12

Any development will need to comply with the Town and Country Planning Act 1990 (as amended), the National Planning Policy Framework introduced in March 2012 and the Community Infrastructure Levy Regulations (2010) in addition to the Council's own development framework policies.

Advice given by: Rachel Johnson Solicitor (Planning)

Date: 6/9/12

### **d. Land / property implications:**

This report covers a large geographical area within which BCC has a variety of land interests; mainly freeholds and hence could significantly influence change subject to appropriate consultation and planning support.

The property team has been working with other major landowners such as Homes & Communities Agency. It is already advising on two of the projects identified in the report, namely Kingswear / Torpoint and Filwood Broadway where land assembly, detailed feasibility, title research and valuation analyses have been carried out. It is anticipated that a full marketing exercise will be carried out in respect of the Filwood Broadway retail opportunity in Sept / October 2012.

Advice given by: Steve Matthews / Principle Project Officer

Date: 14/9/12

### **e. Human resources implications:**

Advice not sought

### **Appendices:**

Appendix 1 - Investment Principles

Appendix 2 - Equalities Impact Assessment

### **Access to information (background papers):**

Bristol Development Framework Core Strategy: <http://www.bristol.gov.uk/page/planning->

core-strategy

Bristol Development Framework Site Allocations and Development Management Preferred Approach Document: <http://www.bristol.gov.uk/page/planning-and-building-regulations/site-allocations-and-development-management-document>

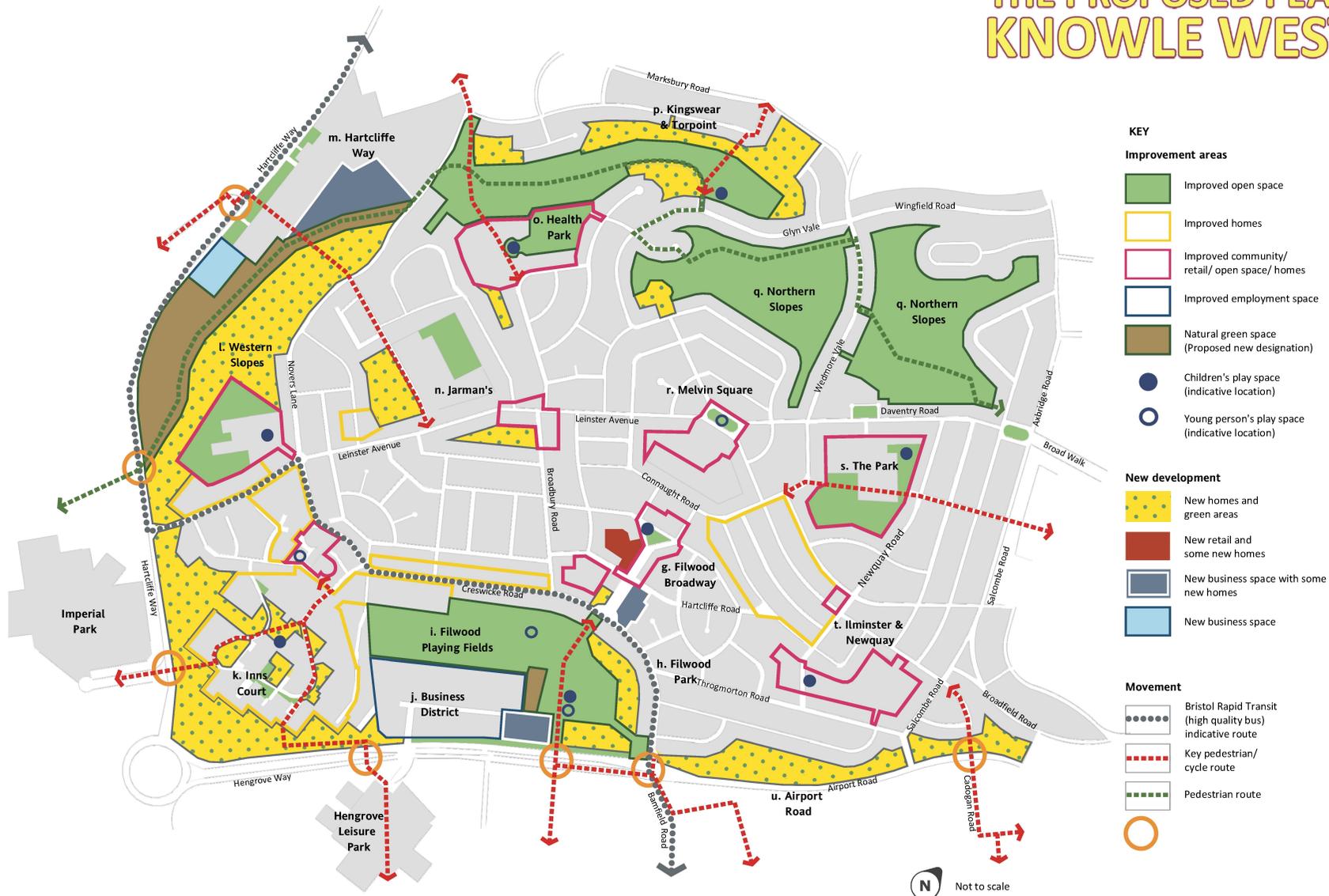
## Knowle West Regeneration Framework

### Investment Principles

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# THE PROPOSED PLAN KNOWLE WEST

## Location Map



## AREA-WIDE PROPOSALS

### a. Community Involvement

Continue to involve local people in decision-making on changes in their neighbourhood

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Community Involvement	Involve residents and stakeholders in developing all proposals into live projects and taking them through the statutory planning process.
Communication	Support a local community newsletter and/or other internet/new technologies based communication methods such as a local website and social media.

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### b. Housing Retrofit

Improve residents' quality of life by investing in the existing housing stock (private & social) to address space standards, thermal comfort, running costs, and energy security

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Step 1: Minimise Energy Requirements	Invest in 1919-1945 housing stock: <ul style="list-style-type: none"><li>- Insulation to roof, cavity wall, and floor elements;</li><li>- Double-glazing to windows;</li><li>- Basic airtightness measures such as draughtproofing to doors and windows;</li></ul> Prioritise according to the following criteria: <ul style="list-style-type: none"><li>- Houses with cavity wall construction;</li><li>- Households which require building works such as additional living space and/or bedroom;</li><li>- Houses close to a proposed energy centre.</li></ul>
Step 2: Incorporate Renewable Energy Sources	Invest in housing stock: <ul style="list-style-type: none"><li>- Roof-mounted Solar-Thermal Collectors providing hot water;</li><li>- Roof-mounted Solar-Photovoltaic Arrays providing electricity;</li></ul> Prioritise according to the following criteria: <ul style="list-style-type: none"><li>- Houses with south-facing roofs;</li><li>- Households which require building works such as additional living space and/or bedroom;</li><li>- Houses distant from proposed energy centres.</li></ul>
Step 3: Incorporate Low-Carbon Energy Source	Invest in housing stock: <ul style="list-style-type: none"><li>- Link houses to proposed energy centres;</li></ul> Prioritise according to the following criteria: <ul style="list-style-type: none"><li>- Houses close to proposed energy centres.</li></ul>

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### **c. Street Improvements**

Make Knowle West's existing streets more attractive, equitable, and convivial for people of all ages and abilities

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Public Transport Streets	Invest in works which can improve street safety, street landscaping, and the reliability of public transport services, including: <ul style="list-style-type: none"><li>- Implement side-road entry treatments to prioritise pedestrian crossing and establish a hierarchy of vehicular priority along the public transport route;</li><li>- Relocate some parking capacity from the public highway to the frontage of private houses (in particular for semi-detached), in conjunction with support to residents for tree-planting and other landscaping investments;</li><li>- Install/improve street lighting, signposting, and other street furniture as appropriate; and</li><li>- Potentially reduce the overall parking capacity.</li></ul>
'Playable' Streets	Support residents to plan works which can improve street safety, street landscaping, and 'playability' including: <ul style="list-style-type: none"><li>- Install traffic-calming measures such as pavement build-outs;</li><li>- Plant street trees and other landscaping in front gardens and on the public highway; and</li><li>- Install play features or equipment where appropriate.</li></ul>
Speed Limits	Introduce 20mph speed limits on residential streets in the area.

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### **d. Parks & Trees**

Transform the public and private open spaces of Knowle West to realise its potential as a 'Garden City'.

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Quality Standards	Achieve standards set out in the Council's Area Green Spaces Strategy, and achieve 'Green Flag' of similar standards in formal parks
Local Food Production	Support local sustainable food production
Street Trees	Where practicable, provide trees in streetscape (especially fruit/nut trees).
Community Orchard	Support residents and stakeholders to continue to develop planting, gardening, and husbandry skills and implement a community orchard in public and private spaces across Knowle West.

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## e. School Extensions & Public Art

Develop each of the area's existing schools to serve the growing population, support children's learning and development, and act a focus for neighbourhood life and sustainability

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School Extensions	Extend the capacity of all existing schools with the following objectives: <ul style="list-style-type: none"><li>- 'Round up' school numbers to full number forms-of-entry to improve viability;</li><li>- Provide accommodation suitable for 'Extended Schools' programmes;</li><li>- Signal change and investment in the area by positively addressing the public domain; and</li><li>- Explore the potential for development of energy, recycling and composting centres, and other sustainability initiatives to serve the surrounding area.</li></ul>
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Develop a cultural programme that reflects and respects the local character, local resources, and vernacular culture of Knowle West

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Public Art	Supported by the Community Infrastructure Levy and other funding sources, commission public art across Knowle West following these principles: <ul style="list-style-type: none"><li>- Create high quality artworks for Knowle West that will provide a physical, cultural and social legacy;</li><li>- Use the character and resources of Knowle West within commissions;</li><li>- Embrace the local and international; and</li><li>- Contribute to an environmentally- and socially-sustainable Knowle West;</li></ul> Implement these principles by following these instructions: <ol style="list-style-type: none"><li>1. Tell a story of Knowle West</li><li>2. Make the most of fallow</li><li>3. Influence change</li><li>4. Imagine the future</li><li>5. Intervene in community space</li><li>6. Make hay while the sun shines</li><li>7. Play</li><li>8. Connect Knowle West, Bristol and Beyond</li><li>9. Welcome</li><li>10. Encourage use of green space</li><li>11. Adapt infrastructure</li><li>12. Build on local character: mark the new with the old</li></ol>
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## f. Social Regeneration

Reducing Health Inequality	<ul style="list-style-type: none"><li>• NHS Bristol to develop a new Health Improvement strategy/Plan that has a long term attitudinal change action plan to address smoking cessation and alcohol consumption reduction, increasing levels of all age exercise, increasing healthy eating, improving oral hygiene and access to dentistry, reducing the isolation of older people, and reducing teenage pregnancy.</li><li>• New Health Improvement Plan will have an identified and accountable leader whose job will be to ensure that its actions are achieved. Stakeholders will include local health providers (doctors, dentists and NHS Bristol), local primary and secondary schools, local media, local shopkeepers, fast food establishments and BCC.</li><li>• Use social marketing to change attitudes around health supported by a business found by the Business in the Community (BITC) Business connector.</li><li>• Secure a dentist for the area and explore the collocation of health-based services.</li><li>• Establish a hub of community organisations, local resident and community champions to support an increased number of health trainers and health champions in brokering local relationships and promoting health opportunities and help promote social prescription and signposting.</li><li>• Ensure a signposting network in place for professionals across all services allowing them to gain a shared knowledge of services and opportunities available locally for residents that they can be signposted to where appropriate.</li><li>• Local organisations be encouraged to sign up to social prescribing as a bridge to reducing isolation, such as prescribing social clubs, exercise classes, training courses and more. Community Champions and professionals to help with the warm handover of residents to new services such as training or social clubs, breaking down fears that prevent them from accessing new services.</li><li>• Use Business in the Community and Knowle West Media Centre, or similar, to support the signposting project through the use of new technology and the creation of smartphone applications.</li><li>• Support a resourced and structured approach to community sports development, to support an increase in accessible exercise opportunities for</li></ul>
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	<p>residents, and in particular, young people.</p> <ul style="list-style-type: none"> <li>• Identify opportunities within the NHS Health Commissioning process that can bring better targeted mental health services and new dental services to the area</li> </ul>
Raising Educational Attainment	<ul style="list-style-type: none"> <li>• Embed the Endeavour: Raising Aspirations Project in all local primary and secondary schools through the provision of funding and coordination across all schools settings. This project includes bringing inspirational influences into classrooms, trips to other parts of Bristol and the country, publicising pupil achievements and providing inspirational support for teachers.</li> <li>• Engage young people in competitive sporting activities and ensure that all latent talent is identified and nurtured.</li> <li>• Deliver careers advice to young people in the area that is realistic about the types of employment that is available both in the present and future.</li> <li>• Provide educational activities during school holidays and in particular the summer holiday in exiting school facilities, focusing on literacy and numeracy.</li> <li>• Extend school transition project to include parents so that they can understand transition, the aspiration needs of their children, giving them the ability to support their children to realise their potential.</li> </ul>
Lowering Rates of Crime and Antisocial Behaviour	<ul style="list-style-type: none"> <li>• Support continued area wide communication, to support multi agency responsiveness to tackling crime and ASB invested through the Neighbourhood Delivery Team and neighbourhood partnership.</li> <li>• Increase local communication efforts by the Police and Safer Bristol to aid the bolstering of community confidence.</li> <li>• Police architectural Liaison to help design out crime and design in opportunities for surveillance in all KWRF development plans. All parks improvements to design out nuisance motorbikes; alleyways, gating, fencing and lighting are installed to secure by design standards.</li> <li>• All new developments to make provision for CCTV through the installation of appropriate cabling. CCTV should also be more discrete in future installations.</li> <li>• Increase local communication efforts by the Police, Safer Bristol and health partners to aid the changing of the acceptance of Domestic Violence.</li> <li>• Maintain the resourcing of efforts to tackle drug related crime and its impact.</li> </ul>
Raising Employment Levels	<ul style="list-style-type: none"> <li>• Focus on bringing new employment opportunities to the area to mitigate the impact of benefit cuts, and</li> </ul>

	<p>promote new job opportunities to residents.</p> <ul style="list-style-type: none"> <li>• Improve local residents access skills based training, particularly for those aged 18 and over.</li> <li>• Coordinate locally delivered training opportunities and their promotion across all settings. Deliver short but regularly repeated training courses for those with chaotic lives.</li> <li>• Locally promote college courses that relate to manual or skilled manual trades, beauty therapy, catering and mechanical engineering, as well as other disciplines.</li> <li>• Focus on providing training to support development coming to the area. All large scale building projects, as far as possible, to have local training and employment clauses with the explicit aim of sourcing employees from the local population.</li> <li>• Support volunteer and work experience coordination to work across all voluntary sector organisations with the aim of creating a structured volunteering programme and training offer to local residents, and to identify and promote work experience opportunities for residents.</li> <li>• Support the extension of Superfast broadband to the KWRF area, encourage the use of computers and promote a rolling training programme on computers and using the Internet.</li> <li>• Support and encourage the efforts of local organisations to incubate digital business and micro-enterprise start-ups run by local residents, which includes the local provision of relevant training or retraining.</li> <li>• KWRF area to be a focus for the incubation of green businesses and the local provision of training or retraining in this field for residents.</li> <li>• Secure benefits to the area from external sources such as the City Deal, City Skills projects and ensure that the Local Enterprise Partnership and other bodies see supporting the growth of the South Bristol economy as a key priority</li> </ul>
Raising Income Levels	<ul style="list-style-type: none"> <li>• Encourage the production and delivery of information about benefit changes and ensure that there is a comprehensive offer of advice and guidance available to local residents to cover a defined period of transition to the Universal Benefit, with the addition of employment support for residents.</li> <li>• Business Connector to recruit local banks to provide financial health checks for local residents through local advice services.</li> <li>• Increase the capacity of local Advice Services to</li> </ul>

<ul style="list-style-type: none"> <li>Improving Estate Management and Local Services</li> </ul>	<p>address the fallout from Welfare Benefit reform.</p> <ul style="list-style-type: none"> <li>Local environment stakeholders to agree an environment action plan that contains an agreed standard for street cleansing and grounds maintenance.</li> <li>Support the renovation of gardens in the KWRF area so that all are brought up to an acceptable garden standard. A steering group made up of residents with good gardens will be encouraged to oversee this project.</li> <li>Support improvements to fencing around housing where needed to improve defensible space and land demarcation.</li> <li>Agree a shared approach to neighbourhood management and tenancy management by Councillors, Housing Associations, BCC, Police and other stakeholders.</li> <li>Improve all road signage using the opportunity to use artistic design as an area differentiator.</li> <li>Ensure implementation of the Knowle West Public Art strategy</li> <li>Complete a community buildings audit to assess the levels of community building capacity and report on the areas future community buildings needs.</li> <li>Housing management to support drug users to become clean before gaining local tenancies.</li> <li>Revitalise the Knowle West Street Reps scheme, or similar, to give local residents ownership of waste and street scene issues.</li> </ul>
<p>Young People</p>	<ul style="list-style-type: none"> <li>Ensure the provision of youth facilities that focuses on sport, art and skills based diversionary activities.</li> <li>Seek to reward good behaviour and support travel-based activities for young people.</li> <li>Delegate some area based decision-making responsibility to Youth Opinions and the Youth Panel (or similar), whilst giving them the task of recruiting, training and empowering young people to get involved in new decision making opportunities-</li> </ul>

## AREA-SPECIFIC PROJECTS

### g. Filwood Broadway

Develop Filwood Broadway to become a district centre, in accordance with the Filwood Broadway Framework, providing a range of major community and retail facilities, businesses and homes in a high-quality street setting, with excellent walking, cycling, and public transport links across Knowle West

Open Space	Invest in landscaping and play facilities of existing triangular open space.
Filwood Broadway	Invest in landscaping, street trees, paving, bicycle stands, street furniture, carparking, etc. along full length of Broadway.
Community Centre	Refurbish and/or new-build community centre on existing site.
Library	Co-locate new library facilities with other community uses. Release site for mixed and residential development or Christ The King school extension.
Christ the King Church	Invest in improvements to existing building and site.
Public Transport	Locate Bristol Rapid Transit stop near junction of Filwood Broadway and Creswicke Road.
Foodstore	Develop a new foodstore (est. 1275 sqm gross), with service and onsite carparking appropriately sized and configured for a pedestrian-friendly district centre.
Shopping Parade	Refurbish/redevelop existing shopping parades for mixed commercial, community, & residential use.
Energy Centre	Explore potential to develop energy centre in conjunction with Multiple Utility Services Company or similar.
Christ the King Primary School	Invest in existing school buildings and site. Consider extending/expansion to Library site if/when library relocated

## **h. Filwood Park**

Make the park a safer, more attractive, and more lively place to be: easy to get to, improved landscaping and facilities, and well-overlooked by surrounding development

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Open Space	Invest in landscaping and sports facilities of existing park.
Play Facility	Establish new supervised play centre with indoor and outdoor facilities.
Pedestrian & Cycle crossings	Improve existing pedestrian and crossing facilities at Hengrove Way & Creswicke Road.
New Housing	Develop new housing on part of existing park, fronting onto park and Hengrove Way, backing onto existing houses on Creswicke Road.

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## **i. Filwood Playing Fields**

Working with stakeholders, improve the quality, diversity and access of sports facilities at Filwood Playing Fields and its integration into the heart of Knowle West

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Housing Retrofit	Minimise energy requirements by investing in post-1970 housing on Creswicke Road: <ul style="list-style-type: none"><li>- Internal insulation to roof;</li><li>- External insulation to walls, incorporating airtightness membranes;</li><li>- Double-glazing to windows and basic airtightness measures such as draughtproofing to doors and windows.</li></ul>
Filwood Playing Fields	Develop the site's sporting facilities including drainage of existing grass pitches, provision of public access MUGA, and investment in new indoor and outdoor artificial pitches.
Filwood Playing Fields	Work with stakeholders to improve quality, diversity, and access to sports facilities.

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## **j. Business District**

Support greater diversity and synergy in terms of commercial sectors, business types and the linkages between them, and employment types including training opportunities for local people

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South Bristol Business Park, Enterprise Trade Centre, Kenn Court, & South Bristol Bus Depot	Work with stakeholders to develop and extend the range of commercial uses in the area and the linkages between them. Extend Roman Farm Road to access Green Business District.
Green Business District	Develop 'hangar site' as a new mixed-use business district with focus on green business, including a range of workshop, and office accommodation.
Employment & Training	Work with stakeholders to develop a range of employment opportunities accessible to local people, including flexible working, training, and apprenticeships
Energy Centre	Explore potential to develop energy centre in conjunction with Multiple Utility Services Company or similar.
Pedestrian & Cycle crossings	Create new pedestrian and crossing facilities at Hengrove Way—Hangar Site.

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## **k. Inns Court**

Phase substantial, viable, and deliverable change in Inns Court that will make it a more sustainable neighbourhood which better responds to the needs and aspirations of existing residents and is attractive to new residents

Holy Cross Vicarage	Conserve Knowle West's only listed building
Bristol 600 Centre	Consider demolishing existing centre and re-providing services elsewhere as part of the framework's Social & Community Strategy. Redevelop site for a mix of new housing.
Public Transport	Locate Bristol Rapid Transit stop near junction of Inns Court Avenue and Leinster Avenue.
Energy Centre	Explore potential to develop energy centre in conjunction with Multiple Utility Services Company or similar.
Housing Retrofit	Minimise energy requirements by investing in post-1970 housing in Inns Court: <ul style="list-style-type: none"><li>- Internal insulation to roof;</li><li>- External insulation to walls, incorporating airtightness membranes;</li><li>- Double-glazing to windows and basic airtightness measures such as draughtproofing to doors and windows;</li></ul>
New Housing	Weave in a mix of new housing at the existing fringes of Inns Court. Redevelop parts of existing incidental open spaces within the estate for a mix of new housing.
Incidental open spaces and structural landscaping	Improve landscape and play facilities in the remaining open spaces, to include children's play space and MUGA (multi-use games area)
Shopping parade	Enhance the existing shopping parade, and build new mixed-use parade on vacant site to west of open space.

## I. Western Slopes

Connect the Northern Slopes and Crox Bottom with a new public open space fronted by new housing development and an extended Greenfield School

Open Space	Create new public open space on Western Slopes, linking to Northern Slopes and Crox Bottom, and fronted by new development. Ensure provision of 'green corridor.
Greenfield School	Extend primary school on existing site and/or consider partial land swap with surrounding lands to achieve optimum configuration and enable access to new housing lands.
Housing Retrofit	Minimise energy requirements by investing in post-1970 housing on Novers Hill Road: <ul style="list-style-type: none"><li>- Internal insulation to roof;</li><li>- External insulation to walls, incorporating airtightness membranes;</li><li>- Double-glazing to windows and basic airtightness measures such as draughtproofing to doors and windows.</li></ul>
New Housing	Develop new housing and public open space on Western Slopes, and consider land-swap with existing school lands to achieve optimum configuration and enable access to local facilities.
Pedestrian & Cycle crossings	Create new pedestrian and crossing facilities at Hartcliffe Way—Crox Bottom.

## m. Hartcliffe Way

Extend employment uses on Hartcliffe Way and Novers Hill while improving pedestrian links east west between Northern and Western Slopes, and north-south between Novers Road and Hartcliffe Way

New Mixed-use Employment/Housing	Extend Novers Hill Trading Estate to create new mixed-use employment area adjacent to Western Slopes.
New Employment	Extend employment uses along Hartcliffe Way.
New Pedestrian Route	Establish new pedestrian right-of-way from Novers Road to Headley Lane, crossing new housing area, Western Slopes and employment area fronting Hartcliffe Way.
Pedestrian & Cycle crossings	Create new pedestrian and crossing facilities at Hartcliffe Way—Headley Lane.

## **n. Jarman's**

Invest in Jarman's to improve the quality, range and setting of its neighbourhood centre amenities

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Shopping Parades	Enhance existing shopping parades for a mix of commercial, community, and residential uses.
KW Media Centre, Novers Park Community Association, KnowLEDGE school, and Allotment Gardens	Support stakeholders to integrate their management of these community and cultural sites in terms of landscaping, access, energy, etc.
Energy Centre	Explore potential to develop energy centre in conjunction with Multiple Utility Services Company or similar.
New Housing	Develop new housing on former site of Florence Brown Special School. Retain public right-of-way from Leinster Avenue to Novers Hill along Novers Road.
Housing Retrofit	Minimise energy requirements by investing in post-1970 housing on Camberley Road: <ul style="list-style-type: none"><li>- Internal insulation to roof;</li><li>- External insulation to walls, incorporating airtightness membranes;</li><li>- Double-glazing to windows and basic airtightness measures such as draughtproofing to doors and windows.</li></ul>

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### **o. Health Park**

Develop a wider range of health-related uses on the site and surrounding area to encompass residential use

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Health buildings	Develop new health-related uses for existing buildings on the site which are surplus to operational requirements.
New Housing	Develop parts adjacent to Health Park site, to rear of Downton Road/Novers Park Drive for new housing.
Energy Centre	Explore potential to develop energy centre in conjunction with Multiple Utility Services Company or similar.
Carparking	Explore opportunities to rationalise carparking space on the site in order to remove overprovision and improve walking, cycling, and public transport facilities.

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### **p. Kingswear & Torpoint**

Redevelop site for new housing, open space, and community uses (Education & Health preferred), retaining pedestrian right-of-way to Littleton Road

### **q. Northern Slopes**

Continue to improve the Northern Slopes as a local amenity and improve links to the Western Slopes and Melvin Square

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Open Space	Continue to invest in improving the amenity, access, and biodiversity of the Northern Slopes.
Cloverdown	Redevelop site to provide new housing with improved quality and directness of pedestrian right-of-way from Galway Road to Northern Slopes.

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## **r. Melvin Square**

Relandscape Melvin Square and improve shopping parade to create a positive focus for this neighbourhood centre

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Shopping Parade	Enhance existing shopping parade for a mix of commercial, community, and residential uses.
Open Space	Remove through-traffic from south side of Melvin Square and relandscape garden and play facilities to connect directly to Connaught School.
Energy Centre	Explore potential to develop energy centre in conjunction with Multiple Utility Services Company or similar.

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## **s. The Park**

Continue to develop the site for a range of community uses—including future pedestrian/cycle routes between Daventry Road, Tavistock Road, and Teignmouth Road—in accordance with The Park Local Opportunity Centre Development Plan.

## **t. Iminster & Newquay**

Improve the shopping parade, community centre, school, and open space to create positive focus for the neighbourhood, and invest in housing improvements to address household needs

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Housing Improvement Area	Invest in alterations to 1919-1945 housing stock in Iminster Road area to better meet the needs of households currently resident here. This will include combination of existing houses to create larger dwellings, (as the site areas are generally insufficient for larger extensions). Works should involve housing retrofit measures as appropriate.
Shopping Parades	Enhance existing shopping parade for a mix of commercial, community, and residential uses
Eagle House	Refurbish and/or new-build community centre on existing site in conjunction with new residential development. Youth facilities to be provided in the area.
Newquay Road Open Space	Invest in improving safety, access, and amenity of the open space and play facilities on Newquay road, in conjunction with investments to Iminster Avenue schools.
Energy Centre	Explore potential to develop energy centre in conjunction with Multiple Utility Services Company or similar.

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## **u. Airport Road**

Relandscape Brislington Brook and develop new housing on local access road facing Airport Road

New Housing & Open Space	Develop a mix of new housing to north of Airport Road, back on to rear gardens of south side of Alard, Willinton and Chilton Roads.
Knowle West Housing Office	Relocate services to District Centre or elsewhere and release site for mixed housing development.
Access	Provide local access to new housing facing Brislington Brook.
Pedestrian & Cycle crossings	Create new pedestrian and crossing facilities at Hengrove Way—Salcombe Road.
Hengrove Way	Possibly reduce speed limit by 10mph from Creswick Rd to Hartcliffe Roundabout.



**Bristol City Council Equality Impact Assessment Form**  
**Knowle West Regeneration Framework**

**Directorate:** Neighbourhoods and City Development

**Service:** Major Projects Team – City Development

**Lead officer:** Paul Owens

**Start date for EqIA:** September 2012

**Estimated completion date:** September 2012

**Step 1 – Use the following checklist to consider whether the proposal requires an EqIA**

1. What is the purpose of the proposal?  
Please summarise what is planned.

**Knowle West Regeneration Framework**

The Knowle West Regeneration Framework (KWRF) is a strategic area wide regeneration framework for the Knowle West area for implementation over the next 20 years.

Local communities have agreed a vision for Knowle West: “A community full of confidence and pride, skilled and healthy, living in a thriving Bristol Neighbourhood that is green and well connected and low in living costs”, together with a series of local objectives ([www.bristol.gov.uk/KWRF](http://www.bristol.gov.uk/KWRF)).

<b>2. Could this be relevant to our public sector equality duty to:</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>
a) Promote equality of opportunity		✓	
b) Eliminate discrimination		✓	
c) Promote good relations between different equalities communities?		✓	

**If you have answered ‘low’ to question 2, please describe your reasons**

**3. Could the proposal have a positive effect on equalities communities?**

Yes

Please describe your initial thoughts as to the proposal's positive impact

Strategic plan seeks to support growth and achievement of regeneration objectives in the Knowle West area of area of South Bristol (mostly in the Filwood Ward, but includes some parts of Knowle and Windmill Hill Wards).

The area contains some of the most deprived Super Output Areas in the country (Index of Multiple Deprivation). Life expectancy in Filwood is 78, well below city average of 80. Disability Living Allowance claimants are almost twice the city average in Filwood. 24.4% of Filwood Residents are under the age of 16, compared to citywide average of 16.6%. Only 3.8% of Filwood residents are BME compared to city average of 8.2% (2001). A number of the Super Output Areas covered by this Plan are within the worst 10% nationally for: % income deprivation, % children income deprived, % older people income deprived, health deprivation & disability, and % working age employment deprived. 13.4% of working age Filwood residents claim Incapacity Benefit.

Local employment creation is expected to assist equalities communities with income generation. Improvements to housing stock in the area, particularly in terms of environmental performance, is expected to benefit residents through increased comfort levels and reduced fuel bills. New housing to be constructed in the area is expected to at least meet at least level 4 of the Code for Sustainable Homes ([www.comunities.gov.uk/thecode](http://www.comunities.gov.uk/thecode)). Improved local facilities, including retail, public transport, community, and open spaces within walking distance of homes is expected to improve accessibility and opportunities for local residents and reduce dependency on private car transport. Proposals expected to particularly benefit equalities communities.

<b>4. Could the proposal have a negative effect on equalities communities?</b>	Yes	
<p>Please describe your initial thoughts as to the proposal's negative impact</p> <p>Construction works could cause some short-term inconvenience.</p>		
<p><b>Additional comments</b></p> <p>The strategic Knowle West Regeneration Framework is expected largely to be delivered as a series of projects over the next 20 years. It would be appropriate for individual projects to be subject to individual Equalities Impact Assessments as they are developed and brought forward.</p>		

Signed:	Alun Owen	signed:	Gillian Douglas
Service Director:	Equalities	Adviser:	
Date:	24/09/12	Date:	24/09/12