

Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:**
Provision of professional planning capacity and expertise to support the Development Management service.
- 2. Full details of the decision taken:**
Ove Arup and Partners International Limited ("Consultant") have been selected following an invited competitive process using the Homes England multi-disciplinary framework (supported by BCC Procurement) to provide additional capacity and expertise across the DM service on a "call off" basis.
- 3. Date of decision:**
Following approval of the procurement process for the appointment of consultants by CPG and following a review of responses to the competitive process the appointment of Arup was agreed on 17th December 2018.
- 4. Reasons for the decision:**
The support provided by Arup is essential to process a range of planning applications and associated work within reasonable timescales and will contribute towards housing delivery amongst other objectives.
- 5. Details of alternative options considered and rejected:**
- 6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**
Not applicable.
Cllr Beech has previously supported this arrangement and has confirmed her support for the proposed new contract.

Signed:



Job title: Director, Development of Place

Date: 17th December 2018



Officer Executive Decision Form



DECISION DETAILS:

- Subject: Bristol City Council Comments on Bath & North East Somerset Local Plan 2016-2036 Issues & Options Consultation**
- Full details of the decision taken:**
To send agreed Bristol City Council comments on the Bath & North East Somerset Local Plan 2016-2036 Issues & Options Consultation.
- Date of decision:** 15th January 2018
- Reasons for the decision:**
Bristol City Council comments on the Bath & North East Somerset Local Plan 2016-2036 Issues & Options Consultation have been discussed with the Cabinet Member and need to be submitted by Tuesday 16th January 2018. Comments are set out in the attached letter.
- Details of alternative options considered and rejected:**
No options.
- Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**
Not applicable



Signed: Zoe Willcox

Job title: Service Director Planning





Planning Policy,
Bath & North East Somerset Council,
Lewis House,
Manvers Street,
Bath BA1 1JG.

Reply to Simon Fletcher
Telephon 0117 9036719
Minicom
Fax
E-mail simon.fletcher@bristol.gov.uk
Our ref
Your ref
Date 16th January 2018

Dear Planning Policy Team

Bath and North East Somerset Local Plan 2016-2036 Issues & Options document

Thank you for providing Bristol City Council with an opportunity to comment on the Issues and Options consultation document relating to the new Bath and North East Somerset Local Plan. Bristol City Council's interest relates to section 5 of the document which deals with strategic development at Whitchurch. The council supports the identification of Whitchurch as a strategic development location as set out in the West of England Joint Spatial Plan Publication Document. The following matters relating to Whitchurch should be considered as the plan is taken forward.

Open gap between Whitchurch Village and Bristol

The council notes the Whitchurch Concept Diagram. The diagram indicates the potential for development within the current open gap between Whitchurch Village and the Bristol urban area. Question 15 in section 5 seeks views on what should happen with this current area of separation.

Bristol City Council considers that the existing gap should be retained to keep Whitchurch Village separate from the Bristol urban area. This approach would be consistent with policy 7.2 of the West of England Joint Spatial Plan Publication Document which relates to Whitchurch. The policy identifies, as a key strategic principle for the area, the establishment of a Green Infrastructure network which...

'...includes the existing open gap between Whitchurch village and the Bristol urban area...'

The approach to development at Whitchurch set out in the emerging Bath and North East Somerset Local Plan should be consistent with this strategic principle. Opportunity should also be taken to secure enhancements to the open gap from proposed development.

Transport infrastructure

The council notes the proposed vision and the Whitchurch Concept Diagram and the. Together the text and diagram indicate the need for new transport infrastructure with specific reference to a new multi-modal link road connecting the A4 to the A37 and onwards to the south Bristol Link, a new park and ride facility, extending the network of walking and cycling routes and public transport improvements.



Indicative locations for the transport link and the park and ride are shown on the Whitchurch Concept Diagram. The council would expect the approach to development at Whitchurch set out in the emerging Bath and North East Somerset Local Plan to be consistent with policy 7.2 of the West of England Joint Spatial Plan Publication Document which relates to Whitchurch. This would include reference to all transport infrastructure referred to in policy 7.2 which would additionally include:

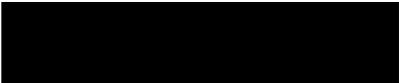
- Metrobus route from Bristol on the A4 - A37 link:
- Off-site junction improvements including at Hicks Gate
- Completion of the Callington Road scheme, as part of the multi-modal link A4-A37-south Bristol link, ahead of new dwellings at the Whitchurch Strategic Development Location.

Affordable Housing

The council notes the reference to the requirement for 2,500 homes, including affordable housing, at Whitchurch as set out in policy 7.2 of the West of England Joint Spatial Plan Publication Document. As the location for development is well related to the Bristol Urban area the council would expect affordable housing delivery to be maximised to meet Bristol's affordable housing need in line with policy 3 of the West of England Joint Spatial Plan Publication Document. The policy also sets a minimum target of 35% affordable housing to be delivered on site.

Bristol City Council welcome the opportunity to be involved with further work undertaken relating to the development of land at Whitchurch.

Yours faithfully


Simon Fletcher
Principal Planning Policy Officer
Strategic City Planning



Officer Executive Decision Form



DECISION DETAILS:

- Subject:** CAF2 Northern Slopes (Glyn Vale) Cycle Route Tender Acceptance
- Full details of the decision taken:**
 - CAF2 Northern Slopes Cycle Route Scheme had estimated civils works of £370,000 - £450,000
 - Hence, requirement to undertaken mini-tender through Lot 7 of Bristol Highways Asset Management and Associated Works Framework
 - 5 contractors invited to tender
 - 5 tenders submitted, ranging between £309,214 - £561,448
 - Following assessment, decision taken to accept lowest tender, being **£309,214**
- Date of decision:** 17 January 2018
- Reasons for the decision:**
The lowest tender is considered to provide best value for money
- Details of alternative options considered and rejected:**
There is no alternative option as civils works were estimated to be in excess of £150,000; there was a requirement to undertake a mini-bid under Lot 7 of the Highways Framework.
- Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**
Not applicable

Signed:



Job title: Executive Director (Growth & Regeneration)



Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:** Strategic School Improvement Fund (SSIF) Grant Award: £486,000 for 'Leadership for Learning' project.
- 2. Full details of the decision taken:**

Acceptance of the grant offer from the Department of Education awarded as part of the SSIF Round 2 bidding process. Approval sought for use of this funding to support school improvement work across 30 named Bristol school, specifically in support of: a Governor leadership and development programme; a new Heads coaching programme; the deployment of National Leaders of Education and Local Leaders of Education to support and challenge existing Heads; a Middle Leadership development programme; deployment of Specialist Leaders of Education to support Raising Achievement Networks in Bristol to address city priorities and narrow the gap between outcomes across Bristol schools.
- 3. Date of decision:** 31/01/18
- 4. Reasons for the decision:**

School outcomes in Bristol are generally in line with or just below national averages but headline data masks a growing disparity between the outcomes achieved by pupils in the highest performing schools and the lowest performing schools. Some children do not currently make good levels of progress in a number of Bristol schools. This bid application was made in order to support a targeted approach to school improvement in those schools that most need to develop capacity at all levels to improve outcomes. The grant will support 30 primary, secondary and special schools of the 54 eligible Bristol schools identified by the DfE.
- 5. Details of alternative options considered and rejected:**

N/A
(The bid was submitted as part of the SSIF Round 2 process in October 2017, with the LA as the named Lead. The bid built on feedback provided by the DfE/RSC on earlier unsuccessful Round 1 bids submitted in July 2017 and was developed in partnership with all 5 Bristol teaching schools.)
- 6. Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not that I am aware of.

Signed:



Job title: Interim Executive Director, People

www.bristol.gov.uk



Officer Executive Decision Form



DECISION DETAILS:

2. **Subject:** Grant payment to Solon - Bedminster Road, Bristol BS3 5NR.
2. **Full details of the decision taken:** Approves the total grant allocation to Solon of £1,400,000 for 28 rented homes from the Affordable Housing funding budget.
4. **Date of decision:** 22nd January 2018
4. **Reasons for the decision:** The Mayor of Bristol has set out the objective of delivering 2000 new homes per year, of which 800 should be affordable, by 2020.

In response to this the Council has established a new Housing Delivery Team, a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent. This is the third round of grant funding by the Council under a new delegated authority scheme agreed by Cabinet on 7th March 2017.

5. **Details of alternative options considered and rejected:** All the grant proposals from Registered Provider (including this one) were assessed by an Officer Panel and moderated through Pro Contract under the guidance of Jacqueline Miller.
6. **Any conflict of interest declared by an Assistant Mayor consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):** None declared

Signed:



Date: 1st February 2018

Job title: Interim Executive Director, Growth & Regeneration



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Grant payment to Knightstone – former industrial site at Maze St, Bristol.
2. **Full details of the decision taken:** Approves the total grant allocation to Knightstone of £262,500 for 21 rented homes from the Affordable Housing funding budget.
3. **Date of decision:** 22nd January 2018
4. **Reasons for the decision:** The Mayor of Bristol has set out the objective of delivering 2000 new homes per year, of which 800 should be affordable, by 2020.

In response to this the Council has established a new Housing Delivery Team, a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent. This is the third round of grant funding by the Council under a new delegated authority scheme agreed by Cabinet on 7th March 2017.

5. **Details of alternative options considered and rejected:** All the grant proposals from Registered Provider (including this one) were assessed by an Officer Panel and moderated through Pro Contract under the guidance of Jacqueline Miller.
6. **Any conflict of interest declared by an Assistant Mayor consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):** None declared

Signed:



Date: 1st February 2018

Job title: Interim Executive Director, Growth & Regeneration



Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject: Former Briarwood Nexus Project**
- 2. Full details of the decision taken:**

The Education Capital Board approved the removal of contaminated soil identified during site surveys of the land at the Briarwood Nexus site.
- 3. Date of decision:** 6th February, 2018
- 4. Reasons for the decision:**

The classification of hazardous ground has changed since the construction of the former Community Learning Centre now occupied by Briarwood Nexus which currently accommodates some of their highest needs students. The land soil is now considered to be contaminated. Removal of the soil is required to progress the scheme to provide facilities appropriate to the requirements of the staff and students who occupy the Nexus building.
- 5. Details of alternative options considered and rejected:**

No alternative options are being considered to relocate the Briarwood Nexus. Should this service be lost then the young people would need to be re-located out of the city.
- 6. Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable.

Signed: _____

Job title: _____

Director of Education & Skills

Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:** Extend the current Enterprise Car Club arrangements
- 2. Full details of the decision taken:**

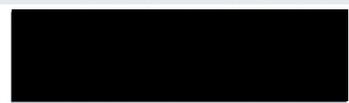
A waiver is requested up to August 2018. Officer's confirm the requirement has changed and that has presented some issues in sourcing. Arrangements to prepare the procurement are underway with the support of the Category Manager
- 3. Date of decision:** 15.2.18
- 4. Reasons for the decision:**

This waiver request is to extend the current Enterprise Car Club arrangements until 31st August 2018. In previous papers we had stated that we wished to look to secure a single contract for Car Club, hires and specialist hires. Discovery work has revealed only one supplier may be in a position to bid for such wide-ranging requirements, which would unlikely secure the best solution – or best value – for the Council. A further waiver is therefore required to allow time for evaluation of other options and completion of a tendering exercise.
- 5. Details of alternative options considered and rejected:**

There has been considerable work complete on the current offering (Enterprise) and we have concluded that it would wholly appropriate to enter in to a competitive tender situation that would generate best value opportunities for BCC.
- 6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable

Signed:



Job title: Head of Facilities Management



Officer Executive Decision Form



DECISION DETAILS:

- Subject:** CAF2 Victoria Park Cycle Route Tender Acceptance
- Full details of the decision taken:**
 - CAF2 Victoria Park Cycle Route Scheme had estimated civils works of £382,000 - £405,000 for 3 lowest rates
 - Hence, requirement to undertaken mini-tender through Lot 7 of Bristol Highways Asset Management and Associated Works Framework
 - 5 contractors invited to tender
 - 5 tenders submitted, ranging between £340,320 - £539,989
 - Tender assessment, including compensation event, results in tenderer with second lowest tender price submission having best weighted score
 - As a result of assessment, decision taken to accept second lowest tender, being **£341,013**
- Date of decision:** 06 February 2018
- Reasons for the decision:**

After completing the price weightings, the most economically advantageous tender received was from tenderer who submitted second lowest tender price.
- Details of alternative options considered and rejected:**

There is no alternative option as civils works were estimated to be in excess of £150,000; there was a requirement to undertake a mini-bid under Lot 7 of the Highways Framework.
- Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable

Signed:



Job title: Executive Director (Growth & Regeneration)



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Cultural Investment Programme Small scale arts funding (under £5K) Originators stream

2. **Full details of the decision taken:**

Approves the final £98,000 of Cultural Investment funding for 2018/19 for 22 Arts organisation in the City through the Originator funding stream

3. **Date of decision:** 26/03/2018

4. **Reasons for the decision:**

As agreed in the cabinet paper in June 2017 the final Cultural Investment Programme funding the Originator stream was assessed by an officer panel and a decision has been made to fund the 22 individuals or organisation outline in the attached spreadsheet. These bid scored highest against the criteria we set out for the fund.

5. **Details of alternative options considered and rejected:**

Each application was assessed by at least 2 BCC Arts & Events Team officers, in addition to an Equalities & Communities officer. In cases where there was discrepancy between assessment scores an additional 3rd assessment was made by a moderator to provide a moderated score.

The assessment panel met to collate the scores and discussions around the quality and credibility of organisations and applications. The panel included the Arts & Events Team and the Head of Engagement, in the Culture team.

In addition to the scores, a balancing criteria was implemented on the criteria of the funding around quality and credibility. This was based on the following:

Balancing:

Accessible for Bristol residents (cost, location/advancing diversity)

Type of activity/spread of cultural activity in the city

Level of funding asked for vs evidenced outcome and impact

In all 126 applications were made to the Originators fund, requesting a total £550,220.81 – exceeding the availability of funds by over 5 times.

A total of 22 organisations or individuals are able to be funded in 2018-19 through the Originator funding to a total amount of **£98,114**

In all 104 organisations / individuals were unsuccessful in this round. Applications for the next round of Originators 2019-20 funding will open in summer 2018.

6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):

Not applicable

Signed:



Laura Pye



Colin Molton

Job title: Head of Culture
Regen.

Executive Director, Growth &



Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:** Connectivity Practice Note: Publication and use by Development Management
- 2. Full details of the decision taken:**

Publication of the Connectivity Practice Note to assist applicants for planning permission and the council's Development Management service in applying the requirements of policy BCS15 of the Core Strategy (June 2011) concerning broadband connectivity in new development.
- 3. Date of decision:** 7th March 2018
- 4. Reasons for the decision:**

Policy BCS15 of the Core Strategy states that "New homes and workplaces should include the provision of high-speed broadband access and enable provision of Next Generation broadband." Implementation to date has not been effective in all cases and new guidance is now required to bring this approach up-to-date and ensure that new development, where possible, is served by superfast broadband from the point of occupation. This is underlined by the emerging Corporate Strategy, which proposes a key commitment to make progress towards being the UK's best digitally connected city.
- 5. Details of alternative options considered and rejected:**

The alternative to publication and use of the guidance would be a continued lack of information to support the effective implementation of the adopted policy. The completion of new development without access to superfast broadband has negative implications for the liveability of new homes and the economic competitiveness of Bristol.
- 6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable.

Signed:



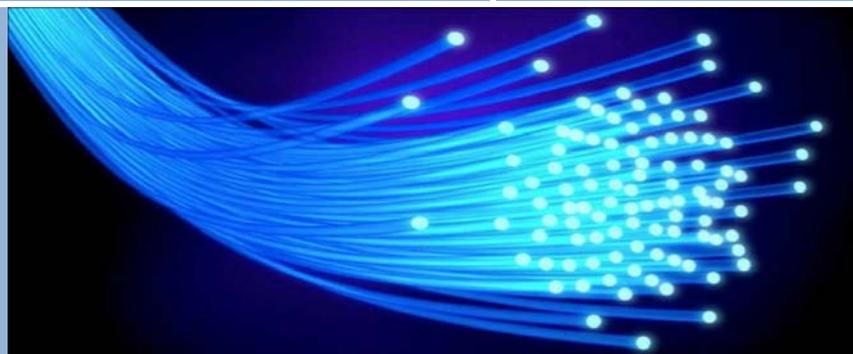
Job title: Director – Planning (Growth & Regeneration)



Broadband Connectivity

Practice Note

March 2018



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1. Introduction

Policy BCS15 of the adopted Bristol Core Strategy (June 2011) states that:

New homes and workplaces should include the provision of high-speed broadband access and enable provision of Next Generation broadband.

This practice note explains how the requirements of policy BCS15 will be applied through the development management process to improve broadband connectivity to new development in Bristol.

2. Background

2.1. What is *high-speed broadband*?

Broadband technology is evolving all the time, including in the years since the Core Strategy was adopted. Next Generation Access, referred to by the Core Strategy, is no longer the current standard for high-speed broadband access. The current benchmark against which policy BCS15 should be applied is 'superfast broadband', defined by OFCOM as broadband with a download speed greater than 30 megabits per second (mbps).

2.2. Broadband infrastructure networks present in Bristol

There are currently two main providers of superfast broadband infrastructure in Bristol – Virgin Media and BT Openreach – and some newer entrants to the market. Some of these networks are 'proprietary', meaning used by one company only, whilst others are 'open networks', allowing other internet service providers (ISPs) to use their network to provide services to residents and businesses. The Virgin Media network is a proprietary network, whereas the BT Openreach network is an open network. Beyond this, City Fibre and The Bristol Network (B-Net Ultra) are developing their fibre broadband networks and offer services in parts of the city.

Although there has been a commercial roll-out of superfast broadband to large parts of Bristol by these providers, there remain areas of the city where superfast broadband infrastructure is not available.

2.3. Why are broadband speeds important to planning?

Poor broadband connectivity has implications for sustainable development.

Users with broadband speeds of below 10mbps experience a number of difficulties using the Internet, including problems with flexible home working, streaming, using cloud services, using the Internet at the same time as other occupants and very slow upload / download speeds.

As such, poor broadband speeds affect the liveability of homes and the viability and productivity of businesses, particularly small and start-up businesses. In doing so, poor broadband speeds act as a constraint on the city's economy. Poor broadband speeds also reduce the potential for residents to work from home, increasing the need for daily travel to work.

Broadband infrastructure is costly to retrofit and may not be provided if it is not taken into account at the stage a development is being designed and built.

2.4. Bristol’s current connectivity and choice

Commercial roll-outs of superfast broadband have reached the majority of the city’s businesses and residential premises, however it has resulted in a patchwork of provision with some areas enjoying availability and choice and other areas / developments left with no provision.

Telecommunications cabinets in large part of the city were upgraded as part of the commercial roll-out of the BT Openreach superfast fibre broadband network in 2012/3. However, a significant minority of cabinets were not included as they were deemed to be uneconomic or due to other constraints, e.g. difficulty siting a new cabinet. Virgin Media, meanwhile, has a wide footprint in the city, in part from its origins as a residential cable TV provider, but some city centre areas, new build areas and business parks lack access to its network.

Areas of Bristol that currently have poor broadband connectivity include:

- Some parts of central Bristol
- Business parks and trading estates
- Parts of Hengrove, Whitchurch and Stockwood, due to the local telecoms exchange not being fibre enabled
- New build areas connected to a BT Openreach cabinet which has not been upgraded to fibre and where there is no alternative choice of broadband provider
- Developments / areas connected direct to a BT telephone exchange where there is currently no superfast offer and no alternative choice of broadband provider

These are areas where development proposals may face greater challenges to provide superfast broadband connectivity.

2.5. Future-proofing Bristol’s connectivity

Where fibre broadband has been delivered to date, it has tended to be delivered through hybrid fibre networks (fibre to the street cabinet and then copper, or coaxial, cables to the home/premises). This limits potential performance compared to a full fibre connection (fibre direct to the home/premises).

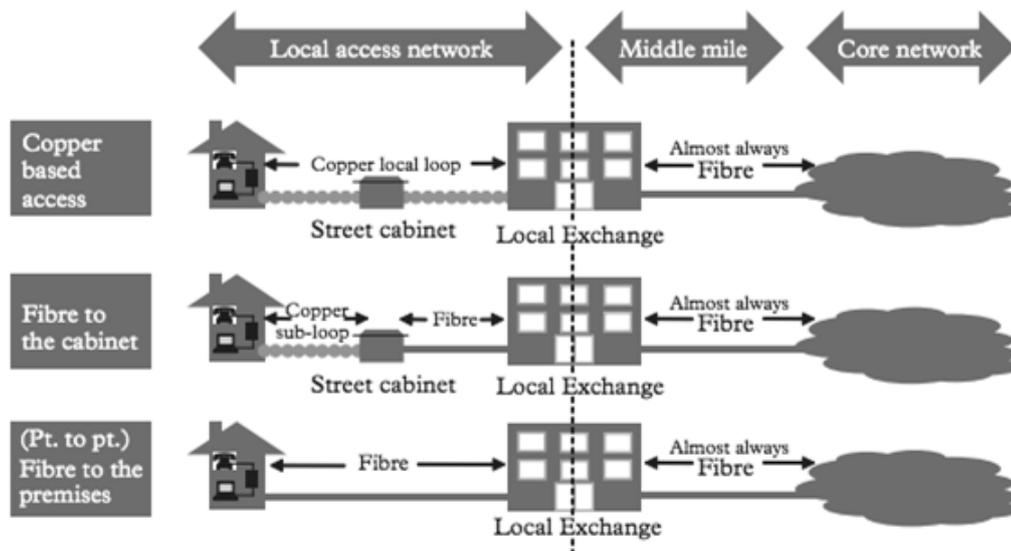


Fig.1: Types of broadband access

Full fibre connections represent the most future-proof form of infrastructure. New development should look to increase the spread of full fibre connections, which have the potential to boost the city's economy; help businesses grow and be more productive; help Bristol compete with other cities and provide more symmetrical upload / download speeds for residents and businesses. Full fibre connections also offer greater reliability and lower energy / maintenance costs.

The council let a concession in 2015 to The Bristol Network to use the council's own 140km duct network, known as B-Net, to lay fibre and offer services to customers. They are now offering full fibre services, initially to businesses, in parts of the city. Meanwhile, City Fibre acquired the K-Com network in Bristol and is currently expanding its infrastructure in the city and offering full fibre services.

Where possible, it would be preferable for new developments (including the conversion of existing premises) to provide a choice of broadband infrastructure so occupiers have a choice of superfast (or greater) broadband packages at a range of prices. Competition and choice in the Bristol broadband market from competing infrastructure providers will drive future the availability of full fibre broadband in the city.

3. Application of Policy BCS15

The requirements of policy BCS15 will be applied to for major development of at least 10 homes (including the conversion of existing buildings to new homes, where planning permission is required) or 1,000m² of non-residential floorspace.

3.1. At the pre-application stage

Broadband connectivity is most helpfully and effectively raised at the earliest possible stage of the planning process. This can help to ensure that the need to provide superfast broadband connectivity is taken into account in prospective applicants' layout planning and costings before proposals reach the planning application stage.

At the pre-application stage, prospective applicants:

- Will be reminded of the requirements of policy BCS15 concerning broadband connectivity, i.e. the provision of superfast broadband connectivity;
- Will be advised that occupiers of the proposed development should be able to arrange access to superfast broadband immediately at the point of occupation;
- Will be encouraged to liaise with broadband providers at an early stage to identify whether the proposed development could be connected to existing infrastructure or whether additional infrastructure would be required, and how this would be provided.

Prospective applicants can obtain connectivity assessments, often free of charge, from broadband infrastructure providers and such proof will be required at the application stage.

For larger developments of 30 or more new homes, the council will also remind developers of the aspiration set out in this practice note for full fibre technology and the benefits to future occupiers. Although this is not currently a requirement of policy BCS15, this is the level at which some providers will consider providing full fibre solutions free-of-charge to the developer, if given sufficient notice.

3.2. At the application stage

To comply with policy BCS15:

- Applications for planning permission for major development should be accompanied by evidence of the superfast broadband connectivity of the site. This should take the form of a connectivity assessment, or similar proof, from one or more broadband infrastructure providers evidencing the availability of at least superfast broadband speeds (see section 3.3 below). This can be submitted as part of a sustainability statement accompanying the application.
- Where superfast broadband connectivity is available, the development should include the infrastructure to connect to this service and make it available to occupiers.
- Where superfast broadband connectivity is not currently available:
 - Applications should be accompanied by evidence that discussions have been held with a range of providers to upgrade infrastructure to deliver superfast broadband or, for developments of 30 or more homes, full fibre connections.
 - Where one or more providers have agreed to provide superfast broadband connectivity, the development should be designed to connect to this service and make it available to occupiers.
 - Where no provider has agreed to provide superfast broadband connectivity, the development should incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband in future.

3.3. Contacting broadband providers

Free connectivity assessments are available from most broadband providers which will show expected speeds at the development.

Superfast broadband connectivity is often available from broadband providers free of charge for development over a certain scale, provided that sufficient notice is given, typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Developers are recommended to visit the following websites for confirming the availability of superfast broadband or discussing full fibre for a 30+ development.

BT Openreach - <https://www.ournetwork.openreach.co.uk/>

Virgin Media - <http://www.virginmedia.com/lightning/network-expansion/property-developers>

Hyperoptic - <https://www.hyperoptic.com/property/>

City Fibre - <https://www.cityfibre.com/business/>

The Bristol Network - <http://www.thebristolnetwork.com/>

Provided they have sufficient notice, telecoms providers will typically cover the cost of fibre to the premises (FTTP) for developments of 30+ homes. Telecoms providers have dedicated teams to help developers achieve FTTP.

This is not an exhaustive list of broadband providers in the city.

3.4. Review and knowledge building

This practice note will be kept under review to ensure that the implementation of policy BCS15 remains up-to-date.

Officer Executive Decision Form

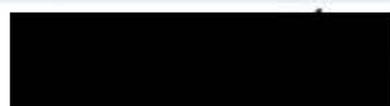


DECISION DETAILS:

- Subject:** Cycle Safety Fund Bid: Old Market Roundabout
- Full details of the decision taken:**
 - To accept the funding award of £479,495 from the Department for Transport
 - That the Service Director for Transport – in consultation with the Service Director for Legal and Cabinet Member for Transport - be given delegated authority to undertake all necessary procurement activities and enter into contractual arrangements with the successful tenderer(s) to carry out the works as specified in the bids.
- Date of decision:** 21st March 2018
- Reasons for the decision:**
 - The project is of a value between £250,000 and £499,999 and therefore requires sign-off at Strategic Director level.
- Details of alternative options considered and rejected:**
 - The alternative option would be to reject the grant from the DfT. This could result in reputational damage to the council with the DfT. Alternative funding avenues could be sought, but this would have no tangible advantage over accepting the current grant award.*
- Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

N/A

Signed:



Job title: Interim Executive Director, Growth & Regeneration
21st March 2018



Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:** Discretionary Planning Fees – charging fees for applications resulting from Article 4 directions and planning conditions
- 2. Full details of the decision taken:**

That from 1st April 2018 the Council will charge the normal fees for planning applications that are required due to either an Article 4 direction being in place, or permitted development rights having been withdrawn by a condition imposed on a planning permission
- 3. Date of decision:** 28th March 2018
- 4. Reasons for the decision:**

Revised planning application fee regulations came into force on 17th January 2018. One of the new provisions was remove the previous exemption relating to applications required due to there being an Article 4 direction in place or permitted development rights having been removed by a condition imposed on a planning permission. The regulations state that a planning application fee “may” be charged in these circumstances. This wording is not as definitive as it could be, therefore, in order that the City Council has the unquestionable authority to require a planning application fee in these circumstances, a formal delegated decision has been made (in liaison with the Cabinet Member) to charge the standard planning application fee in these circumstances.
- 5. Details of alternative options considered and rejected:**

Assuming that the Council has discretion over whether to require a fee in these circumstances, the option of charging a zero fee was considered and rejected. The proposed approach is considered to be reasonable as the fees in these circumstances are not prohibitively high and are needed to help towards covering the cost incurred by the Council in assessing and deciding the applications.
- 6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable

Signed:



Job title: Director – Planning (Growth and Regeneration)



Officer Executive Decision Form



DECISION DETAILS:

- Subject:** Arrangements for Local HealthWatch and Independent Complaints Advocacy in 2018/19
- Full details of the decision taken:**

We have agreed a direct award for services during 2018/19, to allow implementation of a new budget and service specification for Local HealthWatch, and to plan for a full procurement process for these and other advocacy services from April 2019.

Authorisation for this decision to grant a direct award was gained from Bristol City Council Commissioning and Procurement Group on 1st February 2018, reference CPG866-W.
- Date of decision:** 31st March 2018
- Reasons for the decision:**

These two services were established through a full procurement process in 2013. The contract was awarded for three years with options to extend for a further two years. The available investment for Local HealthWatch was reduced for 2017-18, and again for 2018-19. The reprocurement planned for services commencing April 2018 has therefore been deferred, to allow a wider reprocurement to commence containing these services and additional advocacy services.
- Details of alternative options considered and rejected:**

A light touch process was considered for procurement solely for these two services, but was rejected due to implementation of a significantly reduced budget, and the potential TUPE disincentives arising. It was also found to be more favourable for the Council to wait, to align and include other advocacy services within a full reprocurement exercise.

We also wish to explore options for services commissioned jointly with other authorities.
- Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable.

Signed:



Job title: Interim Director of City Wellbeing, Resilience and Strategic Partnerships

Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Port Communities Resilience Fund (PCRF) – Jobs, Training and Enterprise (JTE) Approval.

2. **Full details of the decision taken:**

To approve spend of £20K for PCRF Maker Lab Phase 1 – purchase of specialist items.

To approve award of £50K PCRF grant to Avonmouth Community Centre Association to deliver a jobs, training and enterprise hub.

To approve award of a £50K Community Capacity Fund grant to Avonmouth Community Centre Association to enable future building renovation works and BCC cost savings once the current Community Asset Transfer process completes.

3. **Date of decision:** 28 March 2018

4. **Reasons for the decision:**

Grant spending is over £100K at £120K. Decisions for PCRF grant spending were delegated to the G&R Executive Director by the Cabinet in August 2017.

5. **Details of alternative options considered and rejected:**

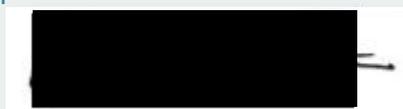
Avonmouth Community Centre is the only option for delivery of ongoing and emerging needs for the Avonmouth community as required by the PCRF programme themes approved by BCC Cabinet in August 2017. Prior to the August 2017 Cabinet Approval extensive research and public consultation was undertaken that underpins the decision to support Avonmouth Community Centre as the venue for future delivery of the PCRF JTE Hub which links to other benefits delivered by the Avonmouth Community Centre Association.

The Maker Lab Phase 1 spend is to deliver specialist equipment items for training and enterprise use. Three quotes will be obtained where possible for individual items noting some items are only available from a single source of supply.

6. **Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not Applicable

Signed:



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Officer Executive Decision Form

DECISION DETAILS:

1. **Subject: Application to re-designate Lawrence Weston Neighbourhood Planning Group as the Neighbourhood (Planning) Forum for the Lawrence Weston Neighbourhood Planning Area**
2. **Full details of the decision taken:** Re-designate Lawrence Weston Neighbourhood Planning Group as the Neighbourhood (Planning) Forum for the Lawrence Weston Neighbourhood Planning Area.

Decision taken in accordance with The Neighbourhood Planning (General) Regulations 2012 - Part 3 (as amended) and section 61F of the Town and Country Planning Act 1990 (as inserted by Schedule 9 Part 1 of the Localism Act 2011).

3. **Date of decision:** 21st May 2018

4. **Reasons for the decision:**

Following consideration of the application content and representations received officers are satisfied that the Lawrence Weston Neighbourhood Planning Group meet the conditions set out in section 61F of the Town and Country Planning Act 1990. The Council's assessment of the application and representations is set out in the attached report.

5. **Details of alternative options considered and rejected:**

Where Regulations have been met and the Council is satisfied that the conditions set out in section 61F of the Town and Country Planning Act 1990 have been met the Council must re-designate the Forum.

6. **Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable



Signed: Zoe Willcox

Job title: Service Director Planning



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Purchase of ADL Smartcare

2. **Full details of the decision taken:**

CPG approval was given on the 19th of March to confirm that ADL Smartcare, the on-line self-assessment and product ordering system to enable older and vulnerable households to remain living independently. This system can be used by all residents living in the City.
The CPG approval number is CPG939-A

3. **Date of decision:** 19th of March 2019

4. **Reasons for the decision:**

The decision is likely to have an effect on more than one community in the City

5. **Details of alternative options considered and rejected:**

The system is part of the Crown Suppliers G Cloud Digital Market place suppliers group (is RM1557ix reference number) and as such is bound by their call off contract and terms and conditions. A search was carried out on the digital market please to identify other potential suppliers, whilst there were some that supplied a product with some similar features none supplied the full specification of ADL Smartcare.

6. **Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable

Signed: ... 

Job title: Service Director, Homes and Landlord Services.....



BRISTOL CITY COUNCIL

OFFICER EXECUTIVE DECISION RECORD FORM

DECISION DETAILS:

1. **Subject:** Community Infrastructure levy percentage of drawdown for administration purposes for financial year 18/19.

2. **Full details of the decision taken:**

That the Community Infrastructure levy percentage of drawdown for administration purposes will increase from 1% in financial year 2017 / 2018 to 4% for financial year 2018 / 2019 (and that the 4% drawdown will be applied from 1st April 2018).

3. **Date of decision:**

9.4.18

4. **Reasons for the decision:**

The Planning Obligations Manager's employment costs and other ancillary expenditure are funded via the administrative component of CIL monies, and via Monitoring Fees from Section 106 Agreements. The CIL regulations allow for up to 5% of CIL income to be applied to administration. If less is needed, the balance of the 5% would not be lost but would go into the Strategic Infrastructure CIL pot. The CIL Regulations and associated government guidance set out what the administrative component of CIL can be spent on.

For the 2017/18 financial year, 1% of CIL income was applied to administration costs.

The sum of approximately £90,000 will be carried forward into the 2018/19 financial year on code 11008 (budget code for Planning Obligations Manager's employment costs and other ancillary expenditure). The known 2018/19 annual costs to be funded from code 11008 are as follows:

Expenditure	Amount
Jim Cliffe employment costs	£55,000
Sophie Clark employment costs (x0.5)	£16,000
DM Support Costs	£50,000
Neighbourhood Costs (administering the spend of the local proportion of CIL)	£18,000
Overhead costs including general finance, legal, ICT and Human Resources (further details available from Corporate Finance)	£100,000
TOTAL	£239,000

Income for 2018/19

Over the past three years (2015/16, 2016/17 and 2017/18) CIL income has been relatively stable at about £4,000,000 per annum. CIL income for 2018/19 is predicted to be significantly higher than previous years at c.£6,000,000. On the prediction of CIL income of £6,000,000:

- 5% admin would total £300,000
- 4% admin would total £240,000
- 3% admin would total £180,000
- 2% admin would total £120,000
- 1% admin would total £60,000

Section 106 Monitoring Fees for 2018/19 are predicted to be approx. £7,000.

Financial Summary

Based on the known CIL related expenditure for 2018/19 the financial summary is as set out below:

Sum carried into 2018/19 on 1 April 2018	£90,000
Expenditure 2018/19	£239,000
4% CIL Admin drawdown	£240,000
Surplus	£91,000

In simple terms, applying of 3% of CIL would cover this shortfall. However this would not allow for the possibility of additional CIL related expenditure occurring during in 2018/19, and nor would it allow for a surplus to be carried forward to 2019/20, which is good practice. Consequently application of 4% admin drawdown would give a healthy allowance for potential additional expenditure, and a carry forward at the end of the financial year.

5. Details of alternative options considered and rejected:

Alternative percentages were considered as set out above

6. Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):

Not applicable



Signed: Zoe Willcox

Job title: Director Planning

Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Servicing, Repair and Maintenance of domestic lifts (Council Housing)

2. **Full details of the decision taken:**

To award the new service, repair and maintenance contract for domestic lifts to Wessex Lifts Ltd to provide these services for three years.

3. **Date of decision:** 08-01-18 CPG approval CPG271-2

4. **Reasons for the decision:**

Wessex Lifts won a competitive tender to provide these services.

5. **Details of alternative options considered and rejected:**

No other options were considered for extending this contract, which was a legacy contract which had to be tendered to ensure value for money was being achieved.

6. **Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable

Signed: 

Job title: Pam Wharfe, Interim Director for Homes and Landlord Services.....





Officer Executive Decision Form



DECISION DETAILS:

- Subject:** Direct Award for supply of Edge of Care services for 6 months
- Full details of the decision taken:**

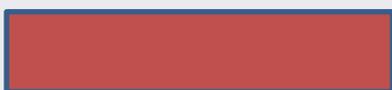
The decision was taken to direct award a contract to Skylakes Social Work to undertake a six-month intensive support programme working with up to 50 children aged between 11 and 16 who are identified as being on the 'edge of care' with the specific aim of supporting them to remain with their families (where it is safe to do so). The value of the contract is £395,857.45. The funding for this project is available from the [Strengthening Families programme](#) approved by Cabinet on 3 April 2018.
- Date of decision:** 17 January 2018
- Reasons for the decision:**

As part of the Strengthening Families programme it was identified that Bristol admits a disproportionately high number of children over 10 years old (particularly 14 years and over) into our care. Entrance to care as a teen largely does not lead to improved outcomes for many children as they struggle with past trauma, and the emotional conflict in separation from family, family culture and siblings; further, a high percentage do not return home. Bristol wants to reverse this trend working initially with a delivery partner using innovative interventions to create lasting results with young people and their families, at the same time as building its own in-house service to continue this work beyond the agreed 6 month contract period.
- Details of alternative options considered and rejected:**

An alternative option would have been to proceed direct to in-house provision but the opportunity to commence work with children on the edge of care would have been lost during the recruitment and training period. It also enables Bristol to learn from the innovative approaches being used by the provider.
- Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable.

Signed:



Job title: Executive Director Adult, Children and Education (DCS)



Officer Executive Decision Form



DECISION DETAILS:

- Subject:** Business rate fund for discretionary relief to support businesses
- Full details of the decision taken:**

Implementation of new temporary business rate reliefs from April 2017 for ratepayers:

 - in occupation of pubs
 - of small businesses negatively affected as a result of the 2017 revaluation
 - who faced the steepest increases in their business rates bills as a result of the 2017 revaluation.

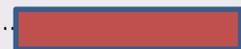
Full details of the criteria and how to apply are available at bristol.gov.uk/en_US/business-rates/fund-for-discretionary-relief-to-support-businesses
- Date of decision:** 31/8/17
- Reasons for the decision:**

In March 2017 the Government announced a new temporary relief for certain ratepayers. Councils have been given clear guidelines by the Government in how to determine the reliefs. The relief will be administered through billing authorities' discretionary relief powers under section 47 of the Local Government Act 1988. This relief is wholly funded by the Government and we will therefore maximise the use of the relief without putting council resources at risk.
- Details of alternative options considered and rejected:**

None - Councils have been given clear guidelines by the Government in how to determine the reliefs.
- Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable

Signed:



Job title: ...Director Communities

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Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:**
Provision of professional planning capacity and expertise to support preparation of the Local Plan Review
- 2. Full details of the decision taken:**
Ove Arup and Partners International Limited ("Consultant") have been selected following an invited competitive process using the Council's framework to provide specialist technical support inputs to preparation for review of the Bristol City Council Local Plan, from appointment to Local Plan Publication Regulation 19 anticipated c. 31st March 2019) in the following areas:
 - Site Allocations
 - Policy Development
 - Local Plan procedures and processes
- 3. Date of decision:**
Approval of procurement process for appointment of consultants was agreed by CPG on 18th January 2018 ref CPG846-3
- 4. Reasons for the decision:**
The support provided by Arup will enable, assist in and contribute to delivery of the following outcomes:
 - the preparation of the statutory land use policy framework for Bristol;
 - the delivery of an up to date SHLAA
 - complex topic and area based planning policy research and development;
 - assessment of central government guidance;
 - advice on planning policy matters;
 - development of strategic and cross boundary planning policies;
 - policy advice and guidance on significant proposals for development;

Arup commenced work in March 2018.

DECISION DETAILS:

5. Details of alternative options considered and rejected:

- Internal staff resource capacity was considered but was not available
- Consultants were appointed following a competitive exercise

6. Any conflict of interest declared by Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):

N/A

Signed:



Job title: Director of Planning



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Behavioural Insight Team - strategic partnership

2. **Full details of the decision taken:**

To establish a two-year strategic partnership between Bristol City Council and the national Behavioural Insight Team (BIT) at a cost of £260,000 funded from Earmarked Reserves (plus £70,000 contingency for any additional costs of running associated projects.)

The partnership sees the council working with BIT on a flexible long-term work programme which can be adapted to meet changing needs over time. It is proposed to include:

- i. Helping increase social mobility, aspiration, and access to and attainment in education.
- ii. Assisting with work increasing social action, including increasing participation in the 'Can do Bristol' platform.
- iii. Helping to increase revenues, or reduce costs, through core Council activities including council tax and rate collection, fraud avoidance, rent payment, fine/debt payment, and other similar activities.
- iv. Helping the council to use tools and techniques from behavioural science to achieve channel shift and help reduce or better allocate demand for social care.
- v. Using cutting edge data science and machine learning techniques to help use council data, as well as publicly available data sources, to predict issues before they occur, such as school failure, social care case escalation, and similar.
- vi. Working with the council to support the transformation of culture and practice within the council's workforce.
- vii. Helping to build capacity among the council's workforce, through a combination of collaborative working and the Supplier's TEST+Build platform.

3. **Date of decision:** 09 January 2018

4. **Reasons for the decision:**

- i. To improve citizen outcomes and/or reduce demand for services and/or increase income.
- ii. To improve data interpretation and service responses, and hence improve service effectiveness and efficiency.
- iii. To embed behavioural insight skills within the council over the long term.



5. **Details of alternative options considered and rejected:**
- i. Not to pursue the partnership.
 - ii. To seek an alternative supplier. Rejected because BIT are a market-leader in a very limited market and has significant local government experience backed by a strong reputation. There was no requirement to run a tender process by merit of BIT's position as a supplier on the Crown Commercial Services procurement framework.
6. **Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**
Not applicable.

Signed:



Job title: Acting Executive Director - Resources



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Clean Air Plan – Appointment of consultants, Jacobs.

2. **Full details of the decision taken:**

To appoint Jacobs to undertake technical work for the preparation of the Outline Business Case as part of the Clean Air Plan. This includes options appraisal, traffic modelling, air quality modelling, public health assessment, economics appraisal, scheme design, procurement support etc. The budget for this work is £410k. It forms part of a project in which Bristol City Council is developing a Clean Air Plan, in line with Statutory Direction and Guidance from Government.

Cabinet approval for the project was secured 8th March 2018. This included the following decisions:

- Approved the project plan to complete the development of the Clean Air Action Plan, including engagement and consultation.
- Approved submission of funding bids and spending of any funding secured from Government on the development of the Clean Air Action Plan up to a limit of £2m.

Corporate Procurement Group Approval – 11th June 2018 - No. CPG1106-A

3. **Date of decision:** 18th June 2018

4. **Reasons for the decision:**

To improve air quality and public health in the city by developing an effective Clean Air Plan.

5. **Details of alternative options considered and rejected:**

We considered undertaking the work in the council but do not have the necessary skills.

6. **Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Councillor Dudd consulted at the Mayoral Air Pollution Working Group and has not declared any conflict of interest.

Signed:

Job title:

Executive Director for Growth and Regeneration

Officer Executive Decision Form



DECISION DETAILS:

- Subject:** Grant payment to Solon South West Housing Association – site at 66 St Johns Lane, Bedminster, BS3 5AF.
- Full details of the decision taken:** Approves the total grant allocation Solon South West Housing Association of £500,000 for 10 rented homes from the Affordable Housing funding budget.
- Date of decision:** 23rd July 2018
- Reasons for the decision:** The Mayor of Bristol has set out the objective of delivering 2000 new homes per year, of which 800 should be affordable, by 2020.

In response to this the Council has established a new Housing Delivery Team, a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent. This is the eighth round of grant funding by the Council under a new delegated authority scheme agreed by Cabinet on 7th March 2017.

- Details of alternative options considered and rejected:** All the grant proposals from Registered Provider (including this one) were assessed by an Officer Panel and moderated through ProContract under the guidance of Procurement & Commercial solutions Service.
- Any conflict of interest declared by an Assistant Mayor consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):** None declared

Signed:  Date: 23.7.2018.....

Job title: Executive Director for Growth and Regeneration.....



Officer Executive Decision Form



DECISION DETAILS:

1. Subject:

Maintenance of watercourses (rivers, streams and ditches) and associated structures

2. Full details of the decision taken:

Decision has been taken to award the work to framework contract supplier Irvine Grenson for next four years to span duration of framework agreement. The work will include routine visits to maintain structures and annual vegetation management

3. Date of decision:

11th June 2018

4. Reasons for the decision:

Maintenance and vegetation management is required to ensure effective flood risk management associated with rivers, streams and ditches in Bristol

5. Details of alternative options considered and rejected:

A standalone tender exercise was considered but rejected on the basis that the existing framework provides good value and has already been through a competitive tender exercise. Option of not undertaking work was rejected based on officers advice that work is vital to ensure effective flood risk management

6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):

N/A

Signed:



Job title: 13/07/2018



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** St James Parade Conservation Area boundary extension.

2. **Full details of the decision taken:**

To extend the St James Parade Conservation Area boundary to include the site of the old BRI building on Upper Maudlin Street and the listed Eye Hospital buildings on Lower Maudlin Street as set out in the St James Parade Conservation Area Boundary Review Character Appraisal document.

3. **Date of decision:** 13th August 2018

4. **Reasons for the decision:**

In June 2018, the Cabinet Member for Strategic Planning and City Design was briefed that owing to the designation of the former hospital chapel at the Old Bristol Royal Infirmary as a listed building there was a need for a review of the boundary of the St James Parade Conservation Area.

As the Old BRI was subject to ongoing planning discussions legal advice was sought to ensure that the Council followed due process in accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

A character appraisal of the proposed extension of the conservation area was undertaken and underwent a 28 day public consultation period.

5. **Details of alternative options considered and rejected:**

The consultation received 81 responses 76 of which were supportive. There were three objections, one neutral response and one request for more time to respond.

The results of this consultation were presented to the Cabinet Member for Strategic Planning and City Design on 13th August 2018 who agreed with the recommendation to amend the St James Parade Conservation Area boundary as proposed.



6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):

“Not applicable”



Signed: Zoe Willcox

Job title: Director-Planning



Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:** Port Communities Resilience Fund (PCRF) – Jobs, Training and Enterprise (JTE) Approval.
- 2. Full details of the decision taken:**
Approval to proceed to procure through tender the delivery of an Avonmouth and Lawrence Weston Maker Lab incorporating a business support service.
- 3. Date of decision:**
6 June 2018
- 4. Reasons for the decision:**
Expenditure is expected to be between £100K and £500K so approval at Executive Director level is required.
- 5. Details of alternative options considered and rejected:**
*The option of working with a single supplier of similar services was considered but would not meet Bristol City Council or EU procurement rules as competition through Tender is possible.
The option of not proceeding was rejected as the capability being procured is required to deliver the outcomes expected of the PCRF programme, committed to by Cabinet in August 2017.*
- 6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**
Not Applicable

Signed:



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Job title:

Interim Executive Director for Growth and Regeneration.....



Officer Executive Decision Form (1-3)



DECISION DETAILS:

- Subject:** Grant payment to Yarlington Housing Group – Speedwell Swimming Baths.
- Full details of the decision taken: Approves the total grant allocation to Yarlington Housing Group of £1,860,000 for 31 affordable rent units from the Affordable Housing funding budget.
- Date of decision:** 17th September 2018
- Reasons for the decision: The Mayor of Bristol has set out the objective of delivering 2000 new homes per year, of which 800 should be affordable, by 2020.
In response to this the Council has established a new Housing Delivery Team, a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent. This is the ninth round of grant funding by the Council under a new delegated authority scheme agreed by Cabinet on 7th March 2017.
- Details of alternative options considered and rejected:** All of the grant proposals from Registered Providers (including this one) were assessed by an Officer Panel and moderated through ProContract under the guidance of Procurement & Commercial Solutions Service.
- Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable): None declared.

Signed:

Date: ...3/10/2018.....

Job title: Exec Director, Growth and Regeneration.....



Officer Executive Decision Form (2-3)



DECISION DETAILS:

- 1. Subject:** Grant payment to United Communities – Shaldon Road, Bristol, BRISTOL BS7 9NN.
- 2. Full details of the decision taken:** Approves the total grant allocation to United Communities of £510,000 for 15 affordable rent units from the Affordable Housing funding budget.
- 3. Date of decision:** 17th September 2018
- 4. Reasons for the decision:** The Mayor of Bristol has set out the objective of delivering 2000 new homes per year, of which 800 should be affordable, by 2020.

In response to this the Council has established a new Housing Delivery Team, a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent. This is the ninth round of grant funding by the Council under a new delegated authority scheme agreed by Cabinet on 7th March 2017.
- 5. Details of alternative options considered and rejected:** All of the grant proposals from Registered Providers (including this one) were assessed by an Officer Panel and moderated through ProContract under the guidance of Procurement & Commercial Solutions Service.
- 6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):** None declared.

Signed:



Date: 3.10.2018.....

Job title: Exec Director, Growth and Regeneration



Officer Executive Decision Form (3-3)



DECISION DETAILS:

- 1. Subject:** Grant payment to United Communities –former Oldbury Court Community Association – Delabere Avenue - Bristol - BRISTOL - BS16 2ND.
- 2. Full details of the decision taken:** Approves the total grant allocation to United Communities of £224,000 for 16 units for 100% affordable homes including two fully accessible from the Affordable Housing funding budget.
- 3. Date of decision:** 17th September 2018
- 4. Reasons for the decision:** The Mayor of Bristol has set out the objective of delivering 2000 new homes per year, of which 800 should be affordable, by 2020.

In response to this the Council has established a new Housing Delivery Team, a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent. This is the ninth round of grant funding by the Council under a new delegated authority scheme agreed by Cabinet on 7th March 2017.

- 5. Details of alternative options considered and rejected:** All the grant proposals from Registered Providers (including this one) were assessed by an Officer Panel and moderated through ProContract under the guidance of Procurement & Commercial Solutions Service.
- 6. Any conflict of interest declared by an Assistant Mayor consulted by the officer taking the [REDACTED] with a note of any dispensation granted by Audit Committee [REDACTED] conflict of interest (if applicable):** None declared

Signed: 

Date: 3.10.2018

Job title: Exec Director, Growth and Regeneration

Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Grant for a community development approach to supporting vulnerable adults in Southmead

2. **Full details of the decision taken:** To award a grant of £240k over 24 months to Neighbours Connect Southmead.

3. **Date of decision:** 21 August 2018

4. **Reasons for the decision:**

The grant will enable Neighbours Connect Southmead to set up a project to work with people referred from the local Adult Social Care Team using an approach called 'Combining Personalisation and Community Empowerment' (CPCE). This involves delivering more tailored support for people through a combination of individual support and "life planning" and the engagement of the wider community in supporting vulnerable people, who would otherwise require support under the Care Act, on a voluntary basis. As well as meeting the needs of the individuals referred, this approach will help develop support in Southmead that other vulnerable or older people can use, helping people remain independent, contribute to their community and enjoy health and wellbeing.

Adult Care have been working in partnership with Neighbours Connect Southmead to develop CPCE, an approach which has been successful in other areas. The grant for this pilot will enable us to learn what works, what we need to commission in the future and the best approach for formally commissioning and paying for CPCE projects. At the end of the pilot, if successful, there will be opportunities for lead organisations in other areas to bid to run similar projects.

5. **Details of alternative options considered and rejected:**

Adult Care have been working with Neighbours Connect Southmead and an organisation called DERiC to set up a scheme to deliver CPCE approaches. The early work in setting up the scheme received funding from Bristol Aging Better. Options considered for progressing this pilot that have been rejected were:



- Funding the project through a social impact bond underwritten by Adult Care and repaying the project on the basis of the savings from meeting peoples needs in other ways and supporting their independence. This was rejected so that there could be more emphasis on partnership working and developing approaches while the project is setting up. This will lead to a more effective way of working that can be replicated in other areas.
- Paying the project on a “spot purchase” approach like other social care provision. However, at this stage we do not know enough about outcomes to set a realistic price.
- A grant fits best with appropriate procurement approaches. It will allow for a flexible approach while Neighbours Connect Southmead and Adult Care work together to implement and collect evidence on CPCE.

6. Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable): N/A

Signed:



Job title: Director of Adult Social Services





CPG Form: Awarding a Grant

Name of Officer:

Carol Watson

Directorate:

People

Name of Service Director Authorising Request

Terry Dafter

Details of Services, Good or Works to be supplied

A pilot scheme delivering a community development approach to supporting vulnerable adults diverted from Adult Care who would otherwise require support under the Care Act

1. Background and Overview

1.1 Please explain briefly what the grant is for, the desired benefits/outcomes of the project, and how you intend to measure success

The grant will support the development of Adult Care's Tier 1 approach in line with our Better Lives Vision and 3 Tier approach, by enabling Southmead Connect to set up a project to work with people referred from the local Adult Social Care Team using an approach called 'Combining Personalisation and Community Empowerment' (CPCE). This involves delivering more tailored support for people through a combination of individual support and "life planning" and the engagement of people with support needs and the wider community in community volunteering to develop provision. This approach has been used elsewhere (it was developed nationally by an organisation called DERiC, (Developing and Empowering Resources in Communities). Once established the approach creates savings for adult care by diverting people from social care and developing preventative approaches in the community. The grant will enable the pilot to be set up, so we can measure the impact and the potential savings, and begin to deliver savings to the care management budget in year 2. After the 2 year pilot period, if successful, we will have a further localised evidence base about what works, a mature scheme that delivers both diversion of people who are eligible under Care Act, and preventative provision for the wider community. We will also have developed an appropriate mechanism and pricing framework to pay for such input that ensures the Authority retains savings on packages after paying for the input. This diversion to tier 1 is built into the Better Lives savings trajectories, this grant will enable us to pilot and evidence an approach and model to procure and deliver this which can then be developed into an appropriate framework to procure this kind of input across the city. As part of our Tier 1 development work which has been ongoing for some time, this work is part of a partnership with Southmead Development Trust and national DERiC. However, it is also part of a wider partnership with includes Bristol Aging Better. BAB have funded the start-up of this work (funding the coordinator for 2 years), and are looking at further supporting our Tier 1 work in other areas by working with us to make small pots of seed monies available in communities to support the development of asset based provision. The standard "Deric" approach involves a loan for the provider underwritten by the local

authority and payments from the local authority to the provider on the basis of identifiable savings. There is an 8% interest rate on the loan. Evidence elsewhere is that, since of course it takes time to set up such a project and deliver cashable savings for the local authority, too much time too soon goes on identifying each saving (before the project is established enough to work at pace) and the LA ends up with repayments on the loan. We therefore propose a pilot grant with work on savings identification beginning in earnest after the first 12 months. The project will need of course to be “earning” its costs by end of year 2, and we expect at least £45k worth of savings in the second year. These savings are part of the trajectories in Better Lives.

1.2 Please confirm the decision pathway (including whether this is a key decision); and what authorisation has already been given at what level.

This is not a key decision. It has been considered at ACE EDM, following extensive work within Adult Care

1.3 Describe the consequences to the Council/Citizens/Service Users if this grant does not go ahead

Council:

Financial: the grant enables the piloting and full analysis of potential savings from diverting people with care and support needs to a community offer. This approach is assumed in the three tier Better Lives model, this pilot will more fully enumerate savings and costs. It also represents a wider partnership including Bristol Aging Better.

Reputation: BCC has been involved with the national organisation, DERiC for several years and the previous DAS Mike Hennessy was on the Board. This local implementation has been under plan for some time, and a BCC local councillor is fully involved. A grant is recommended as the best way forward to pilot this approach so that we can evaluate the savings delivered and on that basis develop an appropriate procurement approach.

Citizens/ Service Users:

In line with the Corporate Strategy this grant helps us deliver an approach to “Supports and Empowers” that both empowers individuals and communities and provides support. It will help make our commitment to deliver “Help to Help Yourself” and increase the engagement, skills and confidence of the wider community by supporting voluntary involvement.

1.4 Please state what internal consultations, if any, have taken place with Legal / Finance / Procurement / HR / IT and identify any issues they may have raised and how they have been or will be dealt with

Have consulted legal on this approach who have provided following advice:
“SC, so far as I am aware, is based only in Bristol and will work only with residents of Southmead. Provided you are happy that the purpose of the loan and the proposed grant funding meets the 3 conditions outlined above, my view is that there is a low risk that any public funding for this scheme would constitute State aid.

As you set out in your options note, given the value of the loan and funding it will need Executive director approval as well as CPG. You may also want to consider whether we would step in to the agreement with DERiC, should CS fail, rather than simply repay the loan.”

We are not now proposing to underwrite a loan.

2. Grant process:

2.1 Who is the intended beneficiary of the grant?

Southmead Connect

2.2 What process have you undertaken to arrive at this decision?

Adult Care have been involved with developing this work alongside national DERiC and the Southmead Development Trust to deliver a localised approach in Southmead. This approach is based on community development and so needs to be delivered through local infrastructure, we believe the Southmead Connect, set up by Southmead Development Trust and with a board of local people (including the Local Councillor) is the appropriate mechanism to deliver this pilot. We do not believe there is another organisation based in Southmead who could/ would want to challenge this approach.

2.3 What are the proposed start and end dates of the grant?

Start 1 August 2018 end July 2020

3. Funding, finance and savings

3.1 State whether the request is for Statutory or Discretionary Spend

Discretionary

3.2 State whether the request is for Capital or Revenue spend

Revenue
2T

3.3 State the funding Source e.g. General Fund / HRA / Grant / Public Health etc.

General Fund
The spend is discretionary in so far as we do NOT have a statutory duty to meet needs through a CPCE approach. However, it is statutory in so far as we do have to meet eligible care and support needs through some means.

3.4 What is the proposed total value of the grant (Number of years x annual spend value)

£240k over 24 months from August 2018

3.5 Do you expect this grant to deliver a saving or efficiency, compared to a previous grant or provision?

Yes No

Savings are part of the trajectories in Better Lives (diversion to tier 1, not additional). The pilot will identify the savings that can be made from this approach going forward. £45k is the expected minimum contribution during life of the pilot set up period on costs of packages diverted.

If yes,

What is the value of the saving?

What is the saving as a percentage of previous spend or budget for this contract?

2T

Does this saving contribute to an existing savings plan?

Yes No

If so, what is the savings tracker reference?

2T

3.6 Any other comments on savings:

This grant may deliver secondary savings in terms of staff demand. Care Direct receive a disproportionately large number of contact from Southmead ward given its population size. Responding to these and the subsequent Care Act assessments undertaken represents significant commitment in staff hours. By providing alternative provision to residents of Southmead this may reduce demand on Care Direct and relevant Social Work provision enabling them to prioritise on other commitments.

3.7 Please confirm the proposed inflation arrangements for this grant (Please note the assumption is that all contracts and grants will have zero inflation)

We are assuming zero inflation.

3.8 Please give the following finance details:

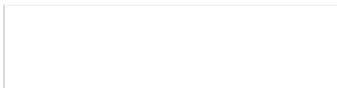
Cost Centre and account code: Improved Better Care Fund	Budget Manager: Neil Sinclair
Current Budget (£): R5200 15127	

4. Sign off

Service Director:

I confirm that this is essential expenditure and that the efficiencies / savings are the best that could be achieved

Signed:



Date: 13/08/2018

(Nb signature can be electronic)

Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:** Bristol Pause pilot funding
- 2. Full details of the decision taken:** Bristol Pause is part of the national Pause network that delivers an innovative and intensive programme of support to women who have experienced, or are at risk of, repeated pregnancies that result in children needing to be removed from their care. The programme gives women the chance to pause and take control of their lives, breaking a destructive cycle that causes both them and their children deep trauma and reducing pressure on the public purse. Pause offers women an 18-month, individually-tailored, intensive package of support, delivered by a dedicated Practitioner, which is intended to address a broad range of emotional, psychological, practical, and behavioural needs.

Pause Bristol was funded for an initial 18 month pilot period during which time it has delivered successful interventions to 23 women. This Officer Executive decision is to fund a further 18 months cycle of the programme at a cost of £460k.
- 3. Date of decision:** 03-10-2018
- 4. Reasons for the decision:**
Funding an additional cycle of the programme will:
 - Deliver services to a new cohort of 20-24 women
 - Enable evaluation of impact for a larger cohort of women and over a longer period of time
 - Provide the evidence to council and potentially other funders of the value or otherwise of continuing the programme
 - Move from pilot to fully commissioned/de-commissioned arrangements by June 2020
- 5. Details of alternative options considered and rejected:**
End the programme: not considered viable due to the positive impact on outcomes for women and the consequential avoidance of costs to public sector and other services.
Undertake a full procurement exercise: not considered viable after one cycle of the programme. More robust evidence and analysis required. A further cycle of the programme will enable this. Developing relationships that have supported early outcomes delivery in the first cycle would be placed at risk if significant change initiated at this early stage.
Deliver the programme in-house: not considered viable within timescales and capacity.
- 6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**
Not applicable.



Signed:

Job title: Executive Director Adults, Children & Education



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Living Wage Accreditation

2. **Full details of the decision taken:**

Approval to the entering into a licence agreement with the Living Wage Foundation (as appended) to enable the Council to be accredited as a Living Wage employer.

Formal accreditation requires extension of the council's current status to include contractors which supply an employee (other than an apprentice or intern) who provides a service to or on our behalf, involving 2 or more hours of work in any given day in a week, for 8 or more consecutive weeks in a year. This applies to delivery on our premises, property we own or occupy (including where we are a tenant and are providing building-related services through a Lease), and/or on land which the Council is responsible for maintaining or on which it is required to work.

3. **Date of decision:** 17th October 2018

4. **Reasons for the decision:**

In April 2016 the government introduced a higher minimum wage rate for all staff over 25 years of age inspired by the Living Wage Campaign – calling it the 'national living wage'. However, the government's 'national living wage' is not calculated according to what employees and their families need to live. Instead, it is based on a target to reach 60% of median earnings by 2020. Under the current forecasts this means a rise to just under £9 per hour by 2020. For under 25s the minimum wage also takes into account affordability for employers.

The Foundation Living Wage rates are higher (£8.75ph compared to NLW £7.83pm) because they are independently-calculated, based on an assessment of what people need to get by using the cost of a number of goods and essential costs. That's why the Foundation encourage all employers that can afford to do so to ensure their employees earn a wage that meets the costs of living, not just the government minimum.

The Council's agreed Pay Policy expressly states that it aspires to be a Living Wage Employer, accredited by the Living Wage Foundation. ([2018/19 Pay Policy Statement](#)), and indeed has paid its own employees no less than the Foundation Living Wage since October 2014 (with backdated Living Wage Payments to staff from 2012).



The Foundation have agreed in principle to a milestone delivery approach, whereby the requirement is applied to newly commissioned contracts in scope only, and not seek to apply this requirement to existing contracts due to the complexity and cost of applying retrospectively. It is, primarily on this point which the Council has been unable to achieve accreditation previously. However it is considered to be a key element of the Council's social value policy.

The outline financial assumptions, based on the terms of the license agreement, indicate that any increased costs would be minimal and containable within inflationary assumptions already factored into the medium term financial plan. The financial impact of applying a requirement, for those employed to deliver a contract will be kept under review with regular reporting to Statutory and Policy Board.

The Deputy Mayor for Finance, Governance and Performance has been consulted on the decision and is supportive. Further legal and finance comments will be considered as new procurement arrangements are progressed.

5. **Details of alternative options considered and rejected:**
Not to seek accreditation – but this would be contrary to the aspiration set out in the Council's agreed pay policy. The Council has aspired to achieve Living Wage Foundation Accreditation for a number of years. This decision aims to successfully achieve this.
6. **Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):** Not applicable

Signed:

 ...

Mike Jackson –

Job title: Executive Director Resources and Head of Paid Service



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** South Bristol Sports Centre (SBSC) – reinstatement of fire damaged building
2. **Full details of the decision taken:**

BCC has a contractual obligation under the terms of the lease with SBSC to reinstate South Bristol Sports Centre on behalf of the tenants as BCC insure the premises through Zurich Insurance. All works are to be funded by Zurich under the terms of the insurance policy. The cost of the initial Health and Safety works along with the enabling works has been estimated at £442K with a total rebuild cost estimated at £1.910M. The contract will be an Open tender process OJEU compliant
3. **Date of decision:** 18th October 2018
4. **Reasons for the decision:**
 - BCC has a legal obligation to rebuild the premises in the event of a fire and as such must undertake these works.
 - Delays in carrying out initial works are preventing the lessee from partial reoccupation. The insurers are concerned that this will increase the level of claim for business interruption.

A Cabinet report will be submitted in due course that will detail the total cost of the rebuild
5. **Details of alternative options considered and rejected:**

The Council as landlord with insurance responsibility must procure the rebuilding of the fire damaged sports centre and therefore does not have other options available
6. **Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable

Signed:



Job Title: Executive Director Growth and Regeneration

Signed:



Job Title: S151 Officer

Signed:



Job Title: Cabinet Member for Finance, Governance and Property





Officer Executive Decision Form

DECISION DETAILS:

- 1. Subject: Hengrove and Whitchurch Park Neighbourhood Development Plan – Decision to proceed to referendum**
- 2. Full details of the decision taken:** The Hengrove and Whitchurch Park Neighbourhood Development Plan, as revised in accordance with the modifications attached (the Regulation 18 Decision Statement) complies with the legal requirements and basic conditions set out in Schedule 4B of the Town and country Planning Act 1990 and the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 and will therefore proceed to Referendum on Thursday 14th February 2019.
- 3. Date of decision:** 25th October 2018
- 4. Reasons for the decision:** The Hengrove and Whitchurch Park Neighbourhood Development Plan, examined by written representations between July and September 2018, was found by the examiner to meet the basic conditions and to be fit to proceed to referendum subject to a number of modifications as advised by the examiner.

The Council have considered what action to take in response to the recommendations of the examiner and what modifications to make to the plan. The Council are satisfied that subject to the modifications made (see attached Regulation 18 Decision Statement) the Neighbourhood Development Plan meets the basic conditions and is compatible with the Convention Rights.

The modifications have been agreed with the Neighbourhood Planning Forum and a revised document produced.

In accordance with the Localism Act 2011 and the associated regulations, the Neighbourhood Development Plan is now subject to a Referendum of those on the electoral roll within the designated Neighbourhood Planning Area. A Referendum is proposed for 14th February 2019.

- 5. Details of alternative options considered and rejected:**
Where legislative requirements and Regulations have been met and the Council is satisfied that the Neighbourhood Development Plan (with modifications) meets the basic conditions and is compatible with the Convention rights a Referendum must be held on the making of the Neighbourhood Development Plan.



6. Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable): Not applicable

Signed:



Job title: Service Director Planning



Hengrove & Whitchurch Park Neighbourhood Development Plan – Regulation 18 Decision Statement (October 2018)

Bristol City Council determined on 25th October 2018, following an independent examination, that the Hengrove & Whitchurch Park Neighbourhood Development Plan, as revised in accordance with the modifications set out below, complies with the legal requirements and basic conditions set out in Schedule 4B of the Town and Country Planning Act 1990 and the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The neighbourhood development plan will therefore proceed to referendum on Thursday 14th February 2019.

In accordance with regulation 18 of The Neighbourhood Planning (General) Regulations 2012, this statement sets out the council's decision and reasons.

Background

Hengrove and Whitchurch Park ward lies on the southern edge of the city of Bristol and has a population of around 17,400 people. It became a designated Neighbourhood Planning Area on 7th November 2016. The Hengrove and Whitchurch Park Neighbourhood Planning Forum applied to be designated as a Neighbourhood Planning Forum for the purpose of developing a neighbourhood development plan for the area. They were designated as Hengrove and Whitchurch Park Neighbourhood Planning Forum on 7th November 2016.

The consultation process carried out by Hengrove and Whitchurch Park Neighbourhood Planning Forum has been robust, well conducted and recorded. The Forum consulted on a draft neighbourhood development plan from 16th December 2017 to 19th February 2018. An amended neighbourhood development plan was submitted to Bristol City Council for independent examination on 18th April 2018. The plan was published for consultation by Bristol City Council between 11th May and 22nd June 2018 and representations received were passed to the examiner for consideration. Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD was appointed as independent examiner of the plan and carried out her examination by written representations between July and September 2018.

The examiner concluded that, subject to modifications, the plan could proceed to referendum.

Bristol City Council has considered the examiner's recommended modifications and reasons. The Council has determined that the Hengrove and Whitchurch Park Neighbourhood Development Plan, with the specified modifications, meets the basic conditions, is compatible with the Convention rights

and complies with the definition of a neighbourhood development plan, and should therefore proceed to referendum, the referendum area to be the designated Hengrove and Whitchurch Park Neighbourhood Planning Area.

Hengrove and Whitchurch Park Neighbourhood Development Plan - Examiner's recommended modifications and reasons

Bristol City Council has made the following modifications, recommended by the examiner, to ensure that the draft plan meets the basic conditions. The examiner's comments as stated in the examiner's report are shown in italics and the relevant paragraph reference shown in bold. Additional modifications identified by Bristol City Council include consequential changes to ensure that all relevant content is consistent with the examiner's recommendations and changes for the purposes of correction, accuracy and ease of understanding.

Page	Examiner's recommendation	Reason	Action taken	Modification
All	(Proposed by Bristol City Council) Amend footnote to reflect status of document.	Footnote should reflect status of document.	Amend as proposed.	Amend footnote as follows: HWP NDP Submission Version.....April 2018 <u>Hengrove and Whitchurch Park Neighbourhood Development Plan</u>
2	(Proposed by Bristol City Council) Under 'Contents', para 3.3 and 3.4 remove policy numbering from HWP12 and re-number policy HWP13.	Consequential amendment (see Examiner recommendation for policy HWP12: Priorities for Community Infrastructure Levy Spending).	Amend as proposed.	Amend table of contents as follows: 3.3 Community Facilities and Health Policy HWP10: New Community Hum and Protection of Community Facilities....38 Policy HWP11: Extending GP Surgery Provision.....38 Policy HWP12: Priorities for Community Infrastructure Levy Spending.....38 3.4 Sustainable Travel Policy HWP 12 13 : Promoting Sustainable and Active Travel.....39
2	(Proposed by Bristol City Council) Under 'Contents' amend name of each appendix to reflect appendix titles as set out at rear of	To ensure contents page accurately reflects titles of appendices set out	Amend as proposed.	Amend table of contents as follows: Appendices: 1 & 2 Links to evidence p40;

Page	Examiner's recommendation	Reason	Action taken	Modification
	document.	on pages 40, 41 & 52.		<p>Appendix 3 — p41; Appendix 4 SADMP extract p52 Appendix 1: Masterplan for Hengrove Park40 Appendix 2: Open Space Survey.....40 Appendix 3: Relevant Consultation on a new Hengrove Park.....41 Appendix 4: Development Brief for Hengrove Park.....52</p>
3	(Proposed by Bristol City Council) Under 'Abbreviations used in the text' amend definition of 'DCLG' to reflect new departmental name and definition of 'NPPF' to reflect revision. Correct definition of 'SADMP'.	For accuracy.	Amend as proposed.	<p>Amend abbreviations used in the text as follows:</p> <p>DCLG: Department of Communities and Local Government (<u>renamed Ministry of Housing, Communities and Local Government in Jan 2018</u>) NPPF: National Planning Policy Framework (<u>revised July 2018</u>) SADMP: Site Allocations and Development Management Policies (part of the Local Plan)</p>
4	(Proposed by Bristol City Council) Para. 1.2, 1st sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	<p>Para. 1.2, 1st sentence - amend text as follows:</p> <p>The Hengrove and Whitchurch <u>Park</u> Neighbourhood Planning Forum ('the Forum') was designated by Bristol City Council, the LPA, on the 7th November 2016.</p>
5	(Proposed by Bristol City Council) Para. 1.4, quote from NPPF - Correct text of quote to reflect updated version of NPPF.	For accuracy.	Amend as proposed.	<p>Para. 1.4 - amend text of quote as follows</p> <p>"neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need."</p> <p>"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by</p>

Page	Examiner's recommendation	Reason	Action taken	Modification
				influencing local planning decisions as part of the statutory development plan."
5	(Proposed by Bristol City Council) Para. 1.6, 2nd sentence - Refer to Hengrove Park for clarity.	For ease of understanding.	Amend as proposed.	Para. 1.6, 2 nd sentence - amend text as follows: Social objectives of sustainable development will be met with about 1,400 new quality homes <u>at Hengrove Park</u> of which at least 30% will be affordable.
5	(Proposed by Bristol City Council) Para. 1.6, 4 th sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.6, 4th sentence - amend text as follows: Sustainable economic benefits will flow from the positive regeneration impact of the new development and Park, as well at <u>as</u> the retail and other non-residential development proposed.
6	(Proposed by Bristol City Council) Para. 1.9, 1st sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.9, 1st sentence - amend text as follows: Work on the Plan has been assisted by g <u>G</u> overnment (DCLG) grants available for neighbourhood planning groups, which enabled the Forum to employ LB Planning to draft the Plan, assist with consultation events and produce supporting documents including an Assessment of Open Space in the ward.
6	(Proposed by Bristol City Council) Para. 1.9, 2nd sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.9, 2nd sentence - amend text as follows: The evidence base for O <u>o</u> pen S <u>s</u> pace in the city is principally the Parks and Green Spaces Study <u>Strategy</u> 2008, so updating work was seen as important – particularly given the key role the re-modelling of Hengrove Park is to play in the regeneration proposals.

Page	Examiner's recommendation	Reason	Action taken	Modification
11	(Proposed by Bristol City Council) Para. 1.16, 1st sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	Para. 1.16, 1st sentence - amend text as follows: HWPNP Forum Masterplan: The Masterplan produced for the Forum (<i>see link in Appendix 1</i> and Figure 5 below) has taken a 'park first' approach to the development of the site.
11	(Proposed by Bristol City Council) Para. 1.16, last sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 1.16, last sentence - amend text as follows: The Masterplan has a detailed analysis of the site and overarching design guidelines, the 'Masterplan Moves', which are reproduced from the report in Figure 4.
11	(Proposed by Bristol City Council) Para. 1.17, last sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	Para. 1.17, last sentence - amend text as follows: The Forum feel that development of no more than 5 storeys is more appropriate, and that only in <u>within</u> the central hub area near the Leisure Centre.
17	(Proposed by Bristol City Council) Para. 1.22, 1st sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed	Para. 1.22, 1st sentence - amend text as follows: Hengrove and Whitchurch Park, the Ward and Neighbourhood Planning Area, is on the southern edge of the City of Bristol. South Bristol has more than half of the most deprived LSOAs* in Bristol (within the 10% of most deprived <u>10% of</u> LSOAs nationally).
17	(Proposed by Bristol City Council) Asterisked note under Fig. 6 - Addition/amendment to text.	For accuracy	Amend as proposed	Asterisked note under Fig. 6 - amend text as follows: * LSOA = 'Lower Single Layer Super Output Area', a designated <u>geographical</u> area for the purposes of Census output.
18	(Proposed by Bristol City Council)	For ease of	Amend as	Para 1.24, last sentence - amend text as follows:

Page	Examiner's recommendation	Reason	Action taken	Modification
	Para 1.24, last sentence - Addition/amendment to text.	understanding.	proposed	All <u>are</u> indicators of a community that is feeling neglected and <u>whose citizens are</u> disinclined to engage as a citizen .
21	(Proposed by Bristol City Council) Figure 9 Title - Correct textual error.	Correction to textual error.	Amend as proposed.	Figure 9 Title - amend text as follows: Location locational information from Figure 8.
22	<p>Policy HWP1: A revitalised Hengrove Park</p> <p>13.3.2 Bristol City Council point out that bullet point 12 refers to an area that falls outside the site allocation and should be deleted from this policy.</p> <p><i>Bullet point 12 should be deleted and the final paragraph of this policy includes wording which is not "policy". For clarity and to meet the Basic Conditions the final paragraph of the policy should be modified as follows:</i></p> <p><i>A management plan and ongoing maintenance funding should be <u>is</u> required <u>to be</u> part of any permission for the development of this site and Park.</i></p>	For clarity and to meet the Basic Conditions.	Amend as recommended	<p>Amend policy text as follows:</p> <p>Policy HWP1: A revitalised Hengrove Park</p> <p>Development Proposals for the Hengrove Park Site should include a large high quality park of 'destination' quality, as development guidance in the Local Plan indicates (appendix 4). The remodelled Hengrove Park should ideally include the following facilities and design and layout features:</p> <ul style="list-style-type: none"> • Sports pitches for public use; • Indoor changing facilities with showers and toilets as a minimum to replace existing facilities; • A new scout hut with secure area around to replace the existing facility; • Historic references to, and information on, the former airport and its' history; • The runway space retained but imaginatively recreated with physical reference to the historic hard surface surrounded by a grass sward setting retained at least in part; • An expanded Children's Play Area with facilities for a wide range of ages, linking well into the rest of the Park; • Extensive well-surfaced cycle and walking facilities for travel

Page	Examiner's recommendation	Reason	Action taken	Modification
				<p>and recreational purposes, fully accessible and linking safely and directly to active travel facilities beyond the Park;</p> <ul style="list-style-type: none"> • Formal Park attractions and planting as agreed; • Tree-planting to improve areas of open woodland and replace loss of trees on site; • Potential for an events space; • Outdoor gym facilities; • Improvement of the Mounds SNCI that respects the wildlife and biodiversity value of the site; • Better green links between the Mounds and remodelled Hengrove Park. <p>A management plan and ongoing maintenance funding should be <u>is required to be</u> part of any permission for the development of this site and Park.</p>
23	(Proposed by Bristol City Council) Figure 10 Title - Correct textual error.	Correction to textual error.	Amend as proposed.	<p>Figure 10 Title - amend text as follows:</p> <p>Figure 10: Wildlife corridors linking to Hengrove Park [brown dots are wildlife corridors, which also include the SNCIs shown green; red line shows extent of neighbourhood area] <i>Bristol City Council mapping</i></p>
23	(Proposed by Bristol City Council) Para. 3.1.8, last sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	<p>Para. 3.1.8, last sentence - amend text as follows:</p> <p>The former airport lounge and reception building has gone, and the runway is the only significant physical monument left from an important part of Bristol's sSecond wWorld wWar heritage and first airport.</p>
24	Policy HWP3: Public Art, Creative	In order to meet	Amend as	Amend policy text as follows:

Page	Examiner's recommendation	Reason	Action taken	Modification
	<p>Industry and Heritage Promotion</p> <p>13.3.6 <i>The National Planning Policy Framework sets out how applications affecting designated and non-designated Heritage Assets should be considered.....</i></p> <p><i>.....The policy as currently worded makes requirements beyond those made by the NPPF. In order to meet the Basic Conditions, the policy should be modified as follows:</i></p> <p><i>The runway and site of Whitchurch Airport are important local heritage assets in an area that does not have many heritage assets. It is important that the development of the Hengrove Park site <u>has regard to the preservation of the runway space and its setting preserves the runway space and some of the previous setting.</u> References to the airport heritage should also be incorporated into the wider Park and built environment: public art would do this well.....</i></p>	<p>basic conditions.</p>	<p>recommended</p>	<p>Policy HWP3: Public Art, Creative Industry and Heritage Promotion</p> <p>The runway and site of Whitchurch Airport are important local heritage assets in an area that does not have many heritage assets. It is important that the development of the Hengrove Park site <u>has regard to the preservation of the runway space and its setting preserves the runway space and some of the previous setting.</u> References to the airport heritage should also be incorporated into the wider Park and built environment: public art would do this well.</p> <p>The existing Bottle Yard Studios is an important local cultural industry and its requirements for a low noise and dust environment should be protected as far as possible during construction works.</p> <p>Public Art projects for the Park and new built environment are encouraged in order that the profile of the new development is raised and its distinctiveness and local character established.</p>

Page	Examiner's recommendation	Reason	Action taken	Modification
25	(Proposed by Bristol City Council) Para. 3.1.11, 1st sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	Para. 3.1.11, 1st sentence - amend text as follows: The Open Space Study for the neighbourhood area (<i>see link - Appendix 2</i>) assessed all open space within the Ward, details of this assessment can be found in the document.
26-29	Policy HWP4: Open Space in Hengrove and Whitchurch Park <i>13.3.8 The figure key for Figure 11 is confusing. For Open Spaces Figure 11 shows three different colours. Figure 11 should be modified to indicate clearly that although the open spaces indicated have different uses they are all considered as open spaces for the purposes of policy HWP4. They should be numbered. There are also some inconsistencies in the list.</i> <i>Macey's Area off Bishport Avenue appears in the list but is shown on Figure 12 as a Local Green Space, it should be deleted from policy HWP4 and added to Policy HWP5. Land at Half Acre appears as an Open Space on Figure 11 but is not listed in policy HWP4. Hartcliffe</i>	For accuracy.	Amend as recommended subject to corrections as agreed between the the Forum and BCC.	Amend policy text as follows: Policy HWP4: Open Space in Hengrove and Whitchurch Park Sites listed below and shown on figures 11 and 12 are designated as open space. Development that proposes the loss of designated open space or does not enhance the use of the site for its current open space use will not normally be permitted. Provision of alternative open space may be acceptable if the benefits of development of that open space are substantial and the alternative open space provided is of equal or better quality and accessibility to the local community. The re-location of any area of open space should not create a shortage of open space, as defined by the Parks and Green Spaces Strategy 2008, in the original area. Areas to be protected as open space are as follows: Land between Copeland Dr and Wedgewood Close Land between Allerton Road and Evercreech Road Corner of Rookery Way and Court Farm Road Land fronting Coulson's Road St Giles Allotments Oatlands Allotments and Severn Project Hartcliffe Community Park Farm Coulson's Park Land fronting Belland Drive

Page	Examiner's recommendation	Reason	Action taken	Modification
	<p><i>Community Park Farm is identified as a Local Green Space on Fig 11 but appears in policy HWP4 and HWP5, it should be deleted from policy HWP4. Land Fronting Cornhill Drive is in the list in policy HWP4 and is indicated on Fig 11 but not 12. For consistency it should also be shown on Fig 11.</i></p>			<p>Paddock Garden Green Land fronting Cornhill Drive Link between Fortfield Road and Kylross Avenue Macey's Area off Bishport Avenue Land fronting Allerton Crescent Land off Wharnecliffe Gardens Land fronting Tanorth Road Land fronting Airport Road Half Acre Allotments Fortfield Road Allotments Land off Smythe Croft</p>
	<p>(Proposed by Bristol City Council) Policy HWP4: Open Space in Hengrove and Whitchurch Park and Figs. 11 & 12 - Correct textual errors in policy and Fig 12. Provide consistency between Policy HWP4 and Fig. 11</p>	<p>Correction to textual error.</p>	<p>Amend as proposed.</p>	<p>Hartcliffe Millennium Park Land fronting Fortfield Road Land fronting Whitchurch Lane Staverdale Grove Land off Totshill Drive <u>Land at Half Acre</u></p> <p>Residential Developments other than the Hengrove Park Regeneration Site will be encouraged to contribute appropriately to the improvement of existing open space as an alternative to providing more open space within the development unless a need for onsite provision exists.</p> <p>Amend Fig. 11 as per Appendix A.</p>
30	<p>(Proposed by Bristol City Council) Para. 3.1.13, 1st sentence - Addition/amendment to text.</p>	<p>For accuracy.</p>	<p>Amend as proposed.</p>	<p>Para. 3.1.13, 1st sentence - amend text as follows:</p> <p>The NPPF, g<u>Government</u> planning policy issued in 2012 (<u>updated in July 2018</u>), created a new power for Neighbourhood and Local Plans to designate special areas of open space as 'Local Green</p>

Page	Examiner's recommendation	Reason	Action taken	Modification												
				Spaces' (NPPF paras 76-77 <u>99-101</u>).												
30	(Proposed by Bristol City Council) Table 1, 1 st row (relating to Hengrove Park) - Delete text from row.	Consequential amendment (see Examiner recommendation for policy HWP5: Local Green Space).	Amend as proposed.	<p>Table 1 - delete text from 1st row of table</p> <table border="1"> <thead> <tr> <th>Local Green Space</th> <th>Area</th> <th>Reasons for designation</th> </tr> </thead> <tbody> <tr> <td>Hengrove Park (as remodelled in new development) and Green Fingers, St Giles Estate</td> <td>Estimated about 30 Ha</td> <td>Historic value and heritage on the site links back to the original Bristol Airport and World War 2 transport activities, the runway still exists. A valued informal recreational resource with landscape and townscape value that is due to be enhanced with the re-development. The Green fingers of St Giles are to be included within the designation as important physical and visual links to the Park from the adjacent residential area. Most visited open space site in the consultation 'Dots' Exercise.</td> </tr> <tr> <td>Hengrove Park Children's Area and Skate Park</td> <td>1 Ha</td> <td>It has a city-wide recreational value for children and young people, and is a valued resource locally in an area under-resourced with children's play areas.</td> </tr> <tr> <td>Whitchurch Green</td> <td>6.36Ha</td> <td>A designated Town Green, Whitchurch Green provides informal recreational facilities and the tranquillity and beauty of open space in the context of its residential surroundings. An active community group encourages engagement in planting and events. Also scored highly in the Dots</td> </tr> </tbody> </table>	Local Green Space	Area	Reasons for designation	Hengrove Park (as remodelled in new development) and Green Fingers, St Giles Estate	Estimated about 30 Ha	Historic value and heritage on the site links back to the original Bristol Airport and World War 2 transport activities, the runway still exists. A valued informal recreational resource with landscape and townscape value that is due to be enhanced with the re-development. The Green fingers of St Giles are to be included within the designation as important physical and visual links to the Park from the adjacent residential area. Most visited open space site in the consultation 'Dots' Exercise.	Hengrove Park Children's Area and Skate Park	1 Ha	It has a city-wide recreational value for children and young people, and is a valued resource locally in an area under-resourced with children's play areas.	Whitchurch Green	6.36Ha	A designated Town Green, Whitchurch Green provides informal recreational facilities and the tranquillity and beauty of open space in the context of its residential surroundings. An active community group encourages engagement in planting and events. Also scored highly in the Dots
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Page	Examiner's recommendation	Reason	Action taken	Modification		
						Exercise.
				The Mounds SNCI	14.11Ha	A quiet wild area that is valued for informal recreation and designated an SNCI for its ecological value. It offers a needed habitat variation to the adjacent Hengrove Park. Most visited SNCI.
				Hartcliffe Community Park Farm	3.0Ha	A city and community farm established for 30 years, Hartcliffe Community Park Farm practices organic farming and promotes the protection of habitats and ecological value. With café and children's play area, allotments and livestock, it has an important landscape and recreational value. Also valued community resource with educational purpose.
				St Augustine's Park	1.53Ha	A local park well used by the surrounding community and offering an essential recreational resource with its children's play area and walking and cycle routes. It has a landscape value with mature trees and open space within a dense suburban setting, and offers tranquil space to relax in.
				Hengrove Farm Community Woodland	2.24Ha	A local park in a part of the Ward that is severely lacking in easy access to open space. There is a historic link to the farming history of the area, and recreational value in the Park. Links to the north to the Brislington Brook and wildlife corridor enhance the ecological value of

Page	Examiner's recommendation	Reason	Action taken	Modification			
				<table border="1"> <tr> <td></td> <td></td> <td>this park.</td> </tr> </table>			this park.
		this park.					
31	<p>Policy HWP5: Local Green Space</p> <p>13.3.10I have considered the position in regard to the inclusion of Hengrove Park (as remodelled in the new development)very carefully, taking into consideration the importance of the area to the community. My conclusion is that this element of the designation fails because :</p> <ul style="list-style-type: none"> • The boundary of the proposed designation is not and cannot be clearly shown on a proposals map as the area does not currently exist. • The proposed designation would be in conflict with the site's allocation as a site for strategic development within Bristol Core Strategy (policy BCS1) and the Bristol Site Allocation and Development Management Policies (SADMP) 2014. 	In order to meet basic conditions.	Amend as recommended	<p>Amend policy text as follows:</p> <p>Policy HWP5: Local Green Space</p> <p>The following sites, shown on the Proposals Map (figure 11), are designated as Local Green Space:</p> <p>Hengrove Farm Community Woodland St Augustines Park Hartcliffe Community Park Farm The Mounds SNCI Hengrove Park Children's Area and Skate Park Whitchurch <u>Town</u> Green Hengrove Park (as remodelled in new development) and Green Fingers, St Giles Estate</p> <p>Development on Local Green Space will only be permitted if it enhances the use and reason for designation of the site or in other very special circumstances. Hengrove Park will be partially developed for residential use but this will not impact on reasons to designate it due to policy requirements to retain a high-quality large park and make improvements to the existing park.</p> <p>Amend Fig. 11 as per Appendix A.</p>			

Page	Examiner's recommendation	Reason	Action taken	Modification
	<p><i>In order to meet the Basic Conditions designation 7 should be modified as follows:</i></p> <p>7. Hengrove Park (as remodelled in new development) and Green Fingers, St Giles Estate</p>			
	(Proposed by Bristol City Council) Policy HWP5: Local Green Space - Correct textual error.	Correction to textual error.	Amend as proposed.	
	(Proposed by Bristol City Council) Policy HWP5: Local Green Space - Delete last sentence of policy.	Consequential amendment (see Examiner recommendation for policy HWP5: Local Green Space).	Amend as proposed.	
32	<p>Policy HWP6: sites of Local Wildlife Interest</p> <p>13.3.12 <i>The sites of Local Wildlife Interest should be numbered for clarity.</i></p>	For clarity	Amend as recommended.	Amend policy text as follows:
	(Proposed by Bristol City Council) Policy HWP6: sites of Local Wildlife Interest - Addition/amendment to policy text.	For accuracy.	Amend as proposed.	<p>Policy HWP6: Sites of Local Wildlife Interest</p> <p>Areas shown on the Proposals Map (Figure 11) and listed below have important local significance for the ecological and biodiversity strength of the neighbourhood area. Development of these areas should be avoided, and where development will impact on them, protection of the feature and mitigation measures will be required. The following are designated Sites of Local Wildlife Interest:</p>

Page	Examiner's recommendation	Reason	Action taken	Modification
				<ol style="list-style-type: none"> 1. Tennis Courts Hartcliffe Campus Site 2. Macey's Area south of Bishop Avenue <u>Pigeonhouse Stream</u> 3. Brislington Brook, south of Airport road
34	(Proposed by Bristol City Council) Para. 3.2.2, last sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	<p>Para. 3.2.2, last sentence - amend text as follows:</p> <p>Providing some apartment blocks on the Hengrove Park Site, within the constraints of design that respects the surrounding low-rise dwellings, could <u>therefore</u> help to widen the current choice of dwellings within the Ward therefore.</p>
34	(Proposed by Bristol City Council) Para. 3.2.5, 4th sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	<p>Para. 3.2.5, 4th sentence - amend text as follows:</p> <p>Demand for houses is greater that <u>than</u> for flats, but 43% of applicants were happy to consider any property, and 14% specified a flat.</p>
35	<p>Policy HWP8: Residential development at Hengrove Park</p> <p><i>13.3.16I consider that the policy as currently worded would not provide the flexibility to ensure that the site can be delivered viably. For clarity and in order to meet the Basic Conditions the policy should be modified as follows:</i></p> <p>The Layout of Development on the Hengrove Park site should follow</p>	For clarity and in order to meet the Basic Conditions,	Amend as recommended.	<p>Amend policy text as follows:</p> <p>Policy HWP8: Residential development at Hengrove Park</p> <p>The Layout of Development on the Hengrove Park site should follow the five Masterplan Moves of the Hengrove Park Masterplan <u>where this is feasible and viable</u> in order that a high-quality large park is created out of the existing Hengrove Park and <u>ensure that the new residential development interacts well with the new park and greatly increases the level of informal surveillance of the Park.</u></p> <p>Residential development should be of a density of 70 dph <u>where this is feasible and viable</u> or more so that the Park footprint can</p>

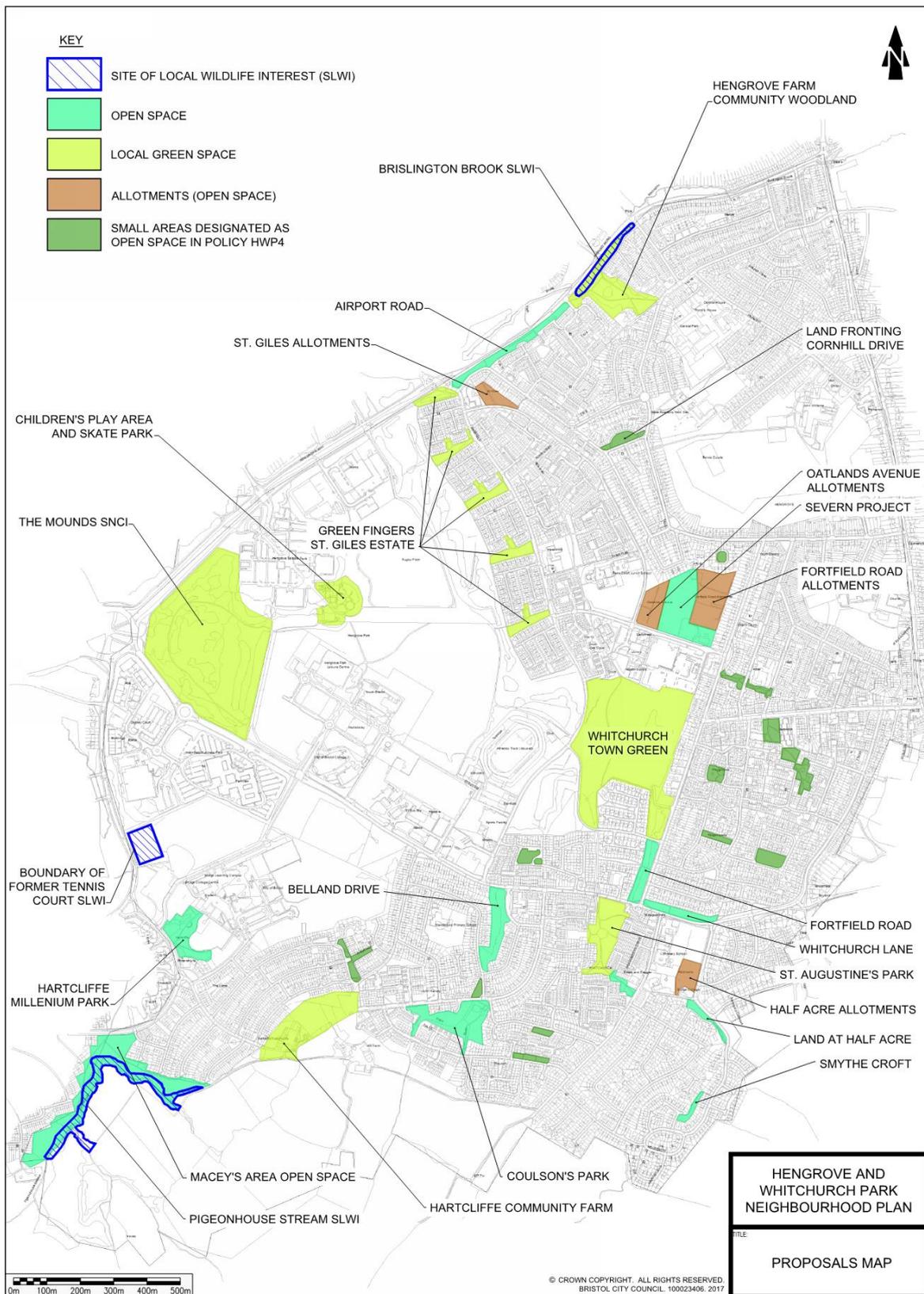
Page	Examiner's recommendation	Reason	Action taken	Modification
	<p><i>the five Masterplan Moves of the Hengrove Park Masterplan <u>where this is feasible and viable</u> in order that a high-quality large park is created out of the existing Hengrove Park and <u>ensure that the new residential development interacts well with the new park and greatly increases the level of informal surveillance of the Park.</u></i></p> <p><i>Residential development should be of a density of 70 dph <u>where this is feasible and viable</u> or more so that the Park footprint can be maximised with approximately 1,400 dwellings to be provided on the site, of varying type, size and tenure. The Park footprint <u>should where possible</u> to be broadly as shown on the Masterplan, reproduced as Figure 5 in this Plan and available via the Appendix 1 link.....</i></p>			<p>be maximised with approximately 1,400 dwellings to be provided on the site, of varying type, size and tenure. The Park footprint <u>should where possible</u> to be broadly as shown on the Masterplan, reproduced as Figure 5 in this Plan and available via the Appendix 1 link.</p> <p>Good Design will be required throughout the development, with legibility created through the use of design features, height and massing of buildings as well as public art. Maximum interaction with the Park and new residents is to be encouraged with soft boundaries and the use of green fingers into new residential development.</p> <p>In line with Local Plan policy a minimum of 30% Affordable housing is to be provided on site, to include some shared ownership scheme dwellings, and to be interspersed throughout the site.</p>
35	(Proposed by Bristol City Council) Para. 3.2.6, 2nd sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	<p>Para. 3.2.6, 2nd sentence - amend text as follows:</p> <p>The Council's Statistical Ward Profile 2017 shows that people over 65 are <u>account for</u> 20.8% of the population in the Ward, compared with only 13.2% in Bristol generally and 17.7% nationally.</p>

Page	Examiner's recommendation	Reason	Action taken	Modification
36	(Proposed by Bristol City Council) Para. 3.3.1, 2nd sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 3.3.1, 2nd sentence - amend text as follows: Health provision and education are particular concerns, as well a <u>as</u> library facilities – at the time of writing the Whitchurch Library was potentially to close.
36	(Proposed by Bristol City Council) Para. 3.3.2, 1st sentence - Correct textual error.	Correction to textual error.	Amend as proposed.	Para. 3.3.2, 1st sentence - amend text as follows: Figures 13 below shows information from the <u>a</u> BCC map of community facilities.
37	(Proposed by Bristol City Council) Figure 14 Title - Correct textual error.	Correction to textual error.	Amend as proposed.	Figure 14 Title - amend text as follows: Figure 14: Community Facilities in the ward and surrounding area <i>Both Figure 13 & 14 Mapping and information courtesy of Bristol City c Council and OpenStreetMap</i>
38	(Proposed by Bristol City Council) Policy HWP11: Extending GP Surgery Provision - Correct textual error.	Correction to textual error.	Amend as proposed.	Amend policy text as follows: The extension of GP surgery provision at the Whitchurch Health Centre is supported. Other proposals for new GP surgeries will be supported providing they comply with other policy policies in the Development Plan.
38	(Proposed by Bristol City Council) Para. 3.3.5 - Addition/amendment/correction to text.	Consequential amendment (see Examiner recommendation for policy HWP12: Priorities for Community	Amend as proposed.	Para. 3.3.5 - Insert title and amend text as follows: <u>Priorities for Community Infrastructure Levy Spending</u> Bristol CC is moving to a new way of making decisions on spending local CIL receipts and other developer contributions. They point out the <u>that</u> g Government CIL guidance suggests <u>Neighbourhood</u>

Page	Examiner's recommendation	Reason	Action taken	Modification
		Infrastructure Levy Spending) and correction to textual error.		<p>Plans should set out community priorities for spending CIL locally; and so Policy HWP12 does this. Current priorities are set out below. As these may As priorities change over time, the Policy has a caveat concerning the list is not being exclusive or limiting should other projects and priorities arise. Setting out priorities in this way is <u>was</u> done in order that the Forum's view of them could be tested at the Reg14 Consultation Stage, and remain transparent for the wider community and other stakeholders including developers.</p> <p>Policy HWP12: Priorities for Community Infrastructure Levy Spending</p> <p>Financial contributions from development to <u>should</u> be spent in line with local community wishes <u>and</u> will be allocated to community priorities agreed at the time by the Hengrove and Whitchurch Park Neighbourhood Planning Forum and other community bodies. They may include but not exclusively the projects listed below:-</p> <ul style="list-style-type: none"> • The delivery of improved community facilities and a Community Hub; • Support for a new health centre and GP surgery; • General improvements to the open space and parks in the neighbourhood area; • Improvements for cycling and walking facilities.
	Policy HWP12: Priorities for Community Infrastructure Levy Spending	Text should not be set out as a policy.	Amend as recommended.	Delete policy HWP12: Priorities for Community Infrastructure Levy Spending.

Page	Examiner's recommendation	Reason	Action taken	Modification
	13.3.24 <i>This is not a policy and should either be moved to an annex or to the body of the text of the plan.</i>			
39	(Proposed by Bristol City Council) Para. 3.4.2, last sentence - Addition/amendment to text.	For ease of understanding.	Amend as proposed.	Para. 3.4.2, last sentence - amend text as follows: Policy HWP13 encourages this provision, besides <u>in addition to</u> better cycle and pedestrian facilities and electric car charging points to encourage active and sustainable travel.
39	(Proposed by Bristol City Council) Re-number policy HWP13.	Consequential amendment (see Examiner recommendation for policy HWP12: Priorities for Community Infrastructure Levy Spending).	Amend as proposed.	Policy HWP13: Promoting Sustainable and Active Travel - amend policy numbering as follows: Policy HWP13<u>12</u>: Promoting Sustainable and Active Travel

Appendix A: Amended Fig. 11 – Proposals Map northern and southern sections



Officer Executive Decision Form



DECISION DETAILS:

- 1. Subject:** Bus Service 515
- 2. Full details of the decision taken:**
Award of contract to HCT Group (CT Plus).
- 3. Date of decision:** 1st November 2018
- 4. Reasons for the decision:**
Winner of the competitive tender for bus service 515.
- 5. Details of alternative options considered and rejected:**
Tender for bus service 515 went out with 2 options; on the basis of a gross cost contract and on the basis of a net cost contract. After evaluating the tender the best value for the Council was to proceed with the gross cost contract.
- 6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**
Not applicable.

Signed:



.....

Job title:

Executive Director for Growth and Regeneration.....





Bristol City Council

Bus Service 515

Tender Report

ProContract ID: DN355187

CPG Ref No: CPG1059-A

Date: 18th October 2018

Name: Nicola Phillips

Title: Quality and Contracts Team Leader

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1 **Project Background**

1.1 Bristol City Council wishes to commission Bus Service 515

1.1.1 Contract Value: £125,675

1.2 The Procurement Route selected for this project was:

Full OJEU Process

Reasons for selecting the Procurement Route: Over the EU threshold limit

1.1. The tender was not sub-divided into lots. The main reasons for this were: We were only tendering one service.

1.2. The award criteria set for the tender was 30% Quality and 70% Price.

1.3. Invitations to tender were issued on 8th August 2018.

1.4. The tender submission date was set for 7th September 2018.

1.5. This report outlines the recommendations for awarding the contract

2. **Tenders Received**

2.1 2 bids were received from the following bidders:

HCT Group (CT Plus)
Stagecoach

2.2 Of the bids received:

2 bids were within budget
0 bids exceeded budget
1 were SMEs / from the 3rd sector (VCSE)
2 were Bristol based companies

2.3 Pre-selection process Standard Selection Questionnaire within the tendering exercise:

2.3.1 Names of Bidders that passed the pre-selection process:
HCT Group and Stagecoach

2.3.2 Names of Bidders that failed the pre-selection process and the reasons why they were de-selected:

N/A

3. Social Value

- 3.1 Social Value made up 20% of the overall quality score. The winning bidder has stated that they will provide the following:
Establishing a new learning centre at their depot, where they will train long-term unemployed people in Bristol to gain accredited qualifications. 10 people per annum will gain an accredited qualification. The operator has experience of providing this facility in London, where they have trained over 1,000 people. Recruit and Train volunteers for a range of services including driving their community transport services. 10 volunteers per annum will gain MiDAS training. The company is a social enterprise and will invest any profit into community projects (training and volunteering opportunities), community transport provision and other social enterprises that they are supporting, for example co-wheels.

4. Responses to Foundation Living Wage Question

- 4.1 Provide details of the bidders responses to this question:

Yes they pay their staff at least the Living Wage Foundation Rate.

5. Evaluation Panel Members

- 5.1 The evaluation panel consisted of the following:-

5.2.1 Nicola Phillips

5.2.2 Avril England

5.2.3 Frances Cooke

- 5.2 With assistance and guidance from:-

5.3.1 Gary Price

6 Evaluation Outcome

- 6.1 The tender was evaluated according to the published evaluation criteria.
- 6.2 Evaluators were required to score bids individually.

- 6.3 Following individual scoring, core evaluators attended a moderation meeting on 17th October to agree scores and feedback.
- 6.4 After completing the quality scoring and adding this to price weighting, the most economically advantageous tender received was from HCT Group (CT Plus).
- 6.5 A breakdown of the scores can be seen below (refer to appendix A for a breakdown of calculations):

	HCT Group	Stagecoach
Quality Score	30	27.43
Price Score	70	50.60
Total Score	100	78.03

7 Implementation of Contract

- 7.1 Service awarded October 2018
 Service registered with the Traffic Commissioner 4th November 2018
 Service starts 13th January 2019

8 Predicted Savings / Efficiencies

- 8.1 None

9. Contract Management

- 9.1 Quarterly contract meetings using the Performance Monitoring Evaluation Framework.
- 9.2 Contract compliance/KPI requirements and penalties as set out in the contract schedules.

10. Recommendation

- 10.1 The outcome of the evaluation process shows that HCT Group (CT Plus) should be awarded the contract.

13. Authorised Signature

- 13.1 Name of Authorising Officer: Colin Molton

Position: Executive Director for Growth and Regeneration

Signature:

Handwritten signature in black ink, appearing to read "C.T. MSH".

Date: 1st November 2018

NB: If this tender has not already been subject to a Key Decision and the total value of the contract (including any extensions provided for) exceeds £100k - Officers are **legally required** to publish an Officer Executive Decision Notice where their request involves a resource commitment of between £100k and £500k. Accordingly, you **must** ensure this is done. Further information about Officer Executive Decisions can be found [here](#).

Appendix A: Full breakdown of scores

Price 70%

	CT Plus	Stagecoach
Monday to Friday and Saturday Daytime (Gross Cost)	£125,675.00	£160,500.00

Lowest Price	£125,675.00
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Score	70.00	50.60
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Quality 30%

	CT Plus	Stagecoach
Score Achieved	70	64

Best Score	70
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Score	30.00	27.43
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Total weighted score	100.00	78.03
Ranking	1	2

Appendix B: KPI Targets extracted from the Tender Documents

SCHEDULE B: DEDUCTIONS

(effective from 1st April 2018)

Scale of Deductions - Failure to provide the Contracted Service in accordance with Clause 5 of the Services Agreement will result in deductions being made as set out in the clauses below.

1. Failure to operate any journey or part thereof specified in Schedules C/D to the Contract, a deduction of **£101.00** for each instance.
2. Early operation in excess of 2 minutes: a deduction of **£101.00** for each journey
3. Late operation in excess of, **£101.00** for each instance
 - (a) 5 minutes before 0730/between 0930 and 1559/after 1830 on Mondays to Fridays; and at any time on Saturdays, Sundays and Bank Holidays;
 - (b) 15 minutes between 0730 and 0929/between 1600 and 1829 on Mondays to Fridays;
4. Should the vehicles used in the operation of this contract fail to display any marking or notice required under the vehicles schedule, deductions will be made as follows:
 - (a) Route number and/or final destination: a deduction of **£51.00** for each instance.
 - (b) Designated seats for the use of the elderly or disabled: a deduction of **£152.00** for each instance.
 - (c) No Smoking notice: a deduction of **£25.00** for each instance.
 - (d) Internal and/or external Council notice: a deduction of **£25.00** for each instance.
5. Operation of a vehicle other than specified in Schedule F (or subsequently agreed with the Director), a deduction of **£203.00** per day of operation.
6. Failure to operate a low floor vehicle: a deduction of **£152.00** for each instance.
7. Failure to comply with vehicle cleanliness specifications as set out in Clause 10 of the Conditions of Contract:
 - (a) a deduction of **£101.00** for failure to clean vehicle (inside and outside) prior to commencement of a day's operation;
 - (b) a deduction of **£101.00** for failure to remove graffiti within specified time limit.
8. Operation of a journey via an incorrect route for any part of the journey or failure to observe a recognised stop or stops, a deduction of **£152.00** for each instance.

9. Failure to notify the Council of any vehicle involved in a collision within 24 hours of the incident. **£101.00** per incident.
10. Failure of driver to wear specified uniform: a deduction **£101.00** per driver per day.
11. Driver smoking whilst in the vehicle providing the Contracted Service or when in contact with the public travelling on the Contracted Service, a deduction of **£253.00** for each instance observed by the Director.
12. Drivers failing to abide by prevailing legislation regarding the use of mobile phones whilst driving, **£253.00** for each instance.
13. Driver failure to carry the current faretable and timetable on the contracted service: **£25.00** for each instance.
14. Failure to provide any ticket or other fare facility as specified in Schedule B to the Contract, a deduction of **£101.00** for each instance.
15. Failure to record tickets or passes correctly through the ticket machine, **£101.00** for each instance.
16. Failure to notify any change in fares or fare levels, **£101.00** for each instance.
17. Failure to ensure a member of staff is available during the hours of operation of the contracted service, to monitor and restore the service if it becomes disrupted: **£152.00** for each instance.
18. Failure to operate an RTI fitted vehicle where specified, a deduction of **£101.00** for each instance.
19. Driver failure to log into RTI system, **£101.00** for each instance.
20. Failure to provide the required data for the RTI system to the Council, **£101.00** per service.
21. Failure to provide required supporting data within the time limit specified under schedule J, **£101.00** for each instance.
22. The issue of any publicity material in any form without acknowledgement of the Council's support a deduction of **£101.00** for each publication observed by the Director.
23. Sub-contracting without prior written permission of the Director, except in emergency in accordance with the Conditions of Contract, a deduction of **£506.00** for each day.

The deduction figures will be adjusted annually for inflation to reflect the inflationary impact on contract price (to the nearest whole pound). Such adjustments will be notified in writing by the Director.



Officer Executive Decision Form

DECISION DETAILS:

1. **Subject: Joint Spatial Plan Schedule of Proposed Changes - consultation November 2018**
2. **Full details of the decision taken:** To agree the Schedule of Proposed Changes as set out at Appendix 1. The proposed modifications to the West of England Joint Spatial Plan (JSP) set out will be subject to consultation from 12th November 2018 to 7th January 2019 and will be considered at Examination into the JSP during 2019.

3. **Date of decision:** 12th November 2018

4. **Reasons for the decision:**

Continued preparation of the JSP and formal submission to the Secretary of State was agreed by Full Council on 14th November 2017. Full Council gave delegated authority to the Service Director for Planning in consultation with the Cabinet Member for Strategic Planning and City Design in co-ordination with Bath and North East Somerset, South Gloucestershire and North Somerset Councils, to respond to issues arising during the examination, including making modifications to the JSP.

The schedule of proposed changes sets out modifications proposed to the Joint Spatial Plan to respond to queries from the Inspectors as set out in correspondence available on the [West of England JSP Examination Website](#). The Inspector has asked that the Schedule of Proposed Changes be subject to public consultation in accordance with the Town and Country Planning (Local Planning) England Regulations 2012.

Consultation will commence on 12th November 2018 and complete on 7th January 2019

5. **Details of alternative options considered and rejected:**

Consultation is being undertaken consistent with the Planning Acts and regulations. Failure to consult would be in conflict with required processes and risk legal challenge at later stages.

6. **Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):** Not applicable

Signed:

Zoe Willcox

Job title: Director - Planning

12th November 2018



Appendix 1 Schedule of Proposed Changes November 2018

Officer Executive Decision Form



DECISION DETAILS:

- Subject:** Extension of a service contract that processes payments made at post offices and paypoints.
- Full details of the decision taken:**

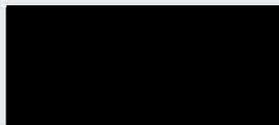
The existing contract with Allpay Ltd ends on 31 October 2018 and will be extended for a period of up to 12 months. The contract allows citizens and businesses to pay council tax, business rates, rent and other sundry debts at post offices and paypoints at various locations throughout the city, providing an income of approximately £35m per annum. The anticipated cost of the extension to the contract will be up to £210,000, based on the average spend of previous years.
- Date of decision:** 14/11/2018
- Reasons for the decision:**

The Council has undertaken a review of all its payment services and channels and is now seeking Cabinet approval to procure new contracts for services and systems for processing card, cash and direct debit payments for all Council income streams and to enter into associated contracts. The extension of this contract will allow sufficient time for new contracts to be commissioned.
- Details of alternative options considered and rejected:**

An alternative option to re-procure this contract on a like for like basis was rejected. The Council was undertaking a full review of payment services and greater benefits would be expected from a strategic commissioning approach.
- Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

Not applicable

Signed:



Job title: 14/11/2018





BRISTOL CITY COUNCIL

OFFICER EXECUTIVE DECISION FORM

DECISION DETAILS:

1. **Subject:** Former car park adjacent to the site of Central Ambulance Station, Marybush Lane, Bristol (the Council's Land)

2. **Full details of the decision taken:**

To appropriate the Council's Land under section 122 of the Local Government Act 1972 for planning purposes as defined by section 246 (1) of the Town and Country Planning Act 1990 so as to engage section 203 of the Housing and Planning Act 2016.

3. **Date of decision:** 21.11.2018

4. **Reasons for the decision:**

Cabinet Decision CAB 63.4/14 gave approval to seek the redevelopment and regeneration of the Council's Land by agreement with the Homes and Communities Agency (now Homes England) for the joint disposal of the Council's Land together with the adjoining former Central Ambulance Station in the ownership of Homes England (together referred to as the Site).

There is considered to be a real risk of injunctive action which, if granted by the Court, would put a stop on work to the Site pending determination of the matter:

An appropriation of the Council's Land for planning purposes under LGA 1972 s122 so as to engage HPA 2016 s203 is considered necessary to enable development of the Site to proceed. The council has already granted planning permission for the development which is as envisaged by the Cabinet Decision and subsequent delegated decisions.

5. **Details of alternative options considered and rejected:**

Not applicable: Not appropriating the Council's Land presents an unacceptable level of risk to the commencement of development.

6. Any conflict of interest declared by an executive member consulted by the officer taking the decision, together with a note of any dispensation granted by the Head of Paid Service in relation to the conflict of interest (if applicable):

Not applicable

Signed:

Job title: Executive Director, Growth and Regeneration



Officer Executive Decision Form

DECISION DETAILS:

- 1. Subject: Application to designate Redcliffe Residents Action Group and Neighbourhood Forum as the Neighbourhood (Planning) Forum for the Redcliffe Neighbourhood Planning Area**
- 2. Full details of the decision taken:** Designate Redcliffe Residents Action group and Neighbourhood Forum as the Neighbourhood (Planning) Forum for the Redcliffe Neighbourhood Planning Area.

Decision taken in accordance with The Neighbourhood Planning (General) Regulations 2012 - Part 3 (as amended) and section 61F of the Town and Country Planning Act 1990 (as inserted by Schedule 9 Part 1 of the Localism Act 2011).
- 3. Date of decision:** 26th November 2018
- 4. Reasons for the decision:**
Following consideration of the application content and representations received officers are satisfied that the Redcliffe Residents Action Group and Neighbourhood Forum meet the conditions set out in section 61F of the Town and Country Planning Act 1990. The Council's assessment of the application and representations is set out in the attached report.
- 5. Details of alternative options considered and rejected:**
Where Regulations have been met and the Council is satisfied that the conditions set out in section 61F of the Town and Country Planning Act 1990 have been met the Council must designate the Forum.
- 6. Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**
Not applicable



Signed: Zoe Willcox

Job title: Service Director Planning



Cabinet Members briefing – Strategic Planning and City Design

Meeting date: 26th November 2018

Heading: Neighbourhood planning update - Redcliffe	
Ward: Central	
Author: Simon Fletcher	Job title: Senior Planning Officer
Ext. No: 36719	Location: City Hall
Officer presenting report: Sarah O'Driscoll	

Purpose of briefing, summary of issue / proposal and key background information:

To report on the determination of the application to designate Redcliffe Residents Action Group and Neighbourhood Forum (previously Redcliffe Neighbourhood Development Forum) as the Neighbourhood (Planning) Forum for the Redcliffe Neighbourhood Planning Area.

Recommendation(s) / steer sought:

To note:

- That officers propose to designate Redcliffe Residents Action Group and Neighbourhood Forum (previously Redcliffe Neighbourhood Development Forum) as the Neighbourhood (Planning) Forum for the Redcliffe Neighbourhood Planning Area.

Background

Redcliffe became a designated neighbourhood planning area and Redcliffe Neighbourhood Development Forum the designated forum for that area on 30th July 2012. The Forum was designated for 5 years and this designation has now expired.

The original Forum published a document in November 2014 and engagement was undertaken with the community in 2014/15. A draft plan was published in November 2016.

An application was made on 16th July 2018 to designate Redcliffe Residents Action Group and Neighbourhood Forum (previously Redcliffe Neighbourhood Development Forum) as the Neighbourhood (Planning) Forum for the Redcliffe Neighbourhood Planning Area. The application was accepted by the Council and publicised in accordance with regulations.

Consultation response and key issues raised

Consultation on the application for designation of the Redcliffe Residents Action Group and Neighbourhood Forum began on 7th September 2018 and finished on 2nd November 2018.

Seven (7) representations were received, including two (2) representees supporting the application, one (1) representee raising no objection to the application, two (2) representees making no comment on the application and two (2) representees whose comments were not relevant to the application.

Representations were received from one (1) ward councillor, two (2) organisations and four (4) statutory stakeholders.

The list of representees including a summary of their comments is set out at Appendix A.

Determination of re-designation application

The designation or re-designation of a Neighbourhood (Planning) Forum requires compliance with relevant requirements of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012 (as amended). Regulations require a determination on the application to be made within 13 weeks starting the day following first publicity of the application. The determination deadline date is Friday 7th December 2018.

In summary, the Act allows a local planning authority to designate an organisation as a neighbourhood forum if the authority is satisfied that the following conditions have been met:

- The organisation has been established to promote or improve the social, economic and environmental well-being of the area concerned;
- The organisation's membership is open to individuals who live or work in the area or are elected members for the area or part of the area;
- The organisation's membership includes a minimum of 21 individuals who live or work in the area, or are elected members for the area or part of the area;
- The organisation has a written constitution.

In determining whether the above conditions have been met the Act also requires that a local planning authority have regard to the following issues:

- Whether the organisation has secured or taken reasonable steps to attempt to secure that its membership includes at least one individual that lives in the area, works in the area and is an elected member for the area or part of the area;
- Whether the organisation has members that come from different places in the neighbourhood area and from different sections of the community in that area;
- Whether the organisation's purpose reflects (in general terms) the character of that area.

Following consideration of the application content and representations received officers are satisfied that the Redcliffe Residents Action Group and Neighbourhood Forum meets the above conditions and are therefore seeking to designate the group.

The officer assessment against the relevant legislative requirements (which includes the full conditions under the Act and regulations that need to be satisfied for designation) is set out at Appendix B.

Next steps:

1. A formal letter notifying the Redcliffe Residents Action Group and Neighbourhood Forum of the Councils decision to designate the group will be sent as soon as possible following a delegated decision by the Service Director and before 7th December 2018.
2. As soon as possible after deciding to designate the Redcliffe Residents Action Group and Neighbourhood Forum details of the decision will be published on the Bristol City Council Neighbourhood Planning Website in line with regulations.

Timescale / deadline:

Amended regulations require that local planning authorities must make a decision on a forum designation application within 13 weeks from the day following the first day of publicity of the application. The application was first publicised on Friday 7th September 2018, the decision is therefore required by Friday 7th December 2018.

Appendices:

Appendix A: Summary of representations

Appendix B: Legislative requirements compliance check

Appendix A: Summary of representations

Respondent	Summary of Response
Avon Gardens Trust (Dr Ros Delany)	<i>No objection.</i>
Barton Willmore (Simon Prescott)	<i>Supports application for designation.</i>
The Coal Authority	No comment
Highways England (Chrystele Garnier)	No comment
National Grid (Wood – Hannah Lorna Bevins)	No relevant comments.
Natural England (Sharon Jenkins)	No relevant comments.
Cllr. Paul Smith (Central Ward)	<i>Supports application for designation.</i> The group is strongly supported by the local councillors. Bringing together the two groups has broadened and extended the representation of the local community.

Appendix B: Legislative requirements compliance check

The Neighbourhood Planning (General) Regulations 2012 – Part 3 (as amended)

<http://www.legislation.gov.uk/ukxi/2012/637/regulation/8/made>

Requirement		Has the requirement been met?
Application for designation of a neighbourhood forum		
8.	Where an organisation or body submits a neighbourhood forum application to the local planning authority it must include—	
(a)	the name of the proposed neighbourhood forum;	The name of the forum is the 'Redcliffe Residents Action Group and Neighbourhood Forum'. Section 8(a) has been complied with.
(b)	a copy of the written constitution of the proposed neighbourhood forum;	The forum constitution wording has been provided with the application. Section 8(b) has been complied with.
(c)	the name of the neighbourhood area to which the application relates and a map which identifies the area;	The boundary of the neighbourhood area is established but now referred to as 'Redcliffe Way Neighbourhood Planning Area'. A map has been provided with the application. Section 8(c) has been complied with.
(d)	the contact details of at least one member of the proposed neighbourhood forum to be made public under regulations 9 and 10; and	The contact details of the forum secretary are: Melissa Mean (Convenor) thoughts@redcliffeforum.org.uk The details have been publicised. Section 8(d) has been complied with.

(e)	a statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act.	The application includes details of the constitution and membership which demonstrate that the group meets the conditions contained in section 61F(5). Section 8(d) has been complied with.
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Localism Act 2011 - Schedule 9 - Part 1

(Inserted into the Town and Country Planning Act 1990)

<http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/paragraph/2/enacted>

Requirement	Has the requirement been met? Other relevant comments
61F Authorisation to act in relation to neighbourhood areas	
(5) A local planning authority may designate an organisation or body as a neighbourhood forum if the authority are satisfied that it meets the following conditions	
(a) it is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned (whether or not it is also established for the express purpose of promoting the carrying on of trades, professions or other businesses in such an area),	<p>The application letter states that the group's central purpose is improving the social, economic and environmental well-being of the area.</p> <p>The constitution also sets out the aims of the group, which are:</p> <ul style="list-style-type: none"> <i>a. To promote and improve the social, economic and environmental well-being of the residents of Redcliffe, including through the development of a Neighbourhood Plan.</i> <i>b. To represent the interests of and promote membership to all the residents within the defined area and to encourage them to become more actively involved.</i> <i>c. To ensure that all residents are regularly consulted and informed of local issues.</i> <i>d. To work towards improving the quality of life for local people and their community.</i> <i>e. To assist and promote social activities for recreation and enjoyment, and encourage a community spirit and sense of responsibility.</i> <i>f. To be non-party political.</i> <i>g. To represent the majority view of the community.</i> <i>h. To take into account the views of children and young people who are not old enough to be voting members.</i> <p>No evidence has been provided through the consultation process that the group has not been established for the express purpose of promoting or improving the social, economic and environmental well-being of the area as required by section 61F(5)(a) having regard to section 61F(7)(a).</p>
(b) its membership is open to— (i) individuals who live in the neighbourhood area concerned, (ii) individuals who work there (whether for businesses carried on there or otherwise), and (iii) individuals who are elected members of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned,	<p>The application letter states that membership is open to anyone who lives or works in the area and that the two ward councillors are both active members.</p> <p>The constitution states that membership of the association is open to all residents over the age of 16 years living in the defined area of the association.</p> <p>The merging of the original group, the Redcliffe Neighbourhood Development Forum, and the Redcliffe Residents Action Group has broadened and extended the representation of</p>

		<p>the local community.</p> <p>No evidence has been provided through the consultation process that the group has not ensured that its membership open to prescribed individuals as set out by section 61F(5)(b) having regard to section 61F(7)(a).</p>
(c)	<p>its membership includes a minimum of 21 individuals each of whom—</p> <p>(i) lives in the neighbourhood area concerned,</p> <p>(ii) works there (whether for a business carried on there or otherwise), or</p> <p>(iii) is an elected member of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned,</p>	<p>The application letter states that membership totals 53 including 42 members who live in the area and 11 members who live outside but work in the area. Additional members include the two ward councillors for the area.</p> <p>No evidence has been provided through the consultation process that the membership does not comply with the requirements of section 61F(5)(c) having regard to section 61F(7)(a).</p>
(d)	it has a written constitution, and	The application includes a written constitution.
(e)	such other conditions as may be prescribed.	No other conditions have been prescribed.
(7)	A local planning authority—	
(a)	must, in determining under subsection (5) whether to designate an organisation or body as a neighbourhood forum for a neighbourhood area, have regard to the desirability of designating an organisation or body—	
	(i) which has secured (or taken reasonable steps to attempt to secure) that its membership includes at least one individual falling within each of sub-paragraphs (i) to (iii) of subsection (5)(b),	<p>(see <i>relevant condition(s) above</i>).</p> <p>The membership list submitted with the application shows this to be the case.</p> <p>No evidence has been provided through the consultation process that the group has not secured or taken reasonable steps to attempt to secure that its membership includes at least one individual falling within each of sub-paragraphs (i) to (iii) of subsection (5)(b).</p>
	(ii) whose membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area, and	<p>(see <i>relevant condition(s) above</i>).</p> <p>The membership list submitted with the application indicates a geographical spread for the membership.</p> <p>The application letter indicates that membership is drawn from different sections of the community including members from different housing tenure/types and age ranges.</p>

	(iii) whose purpose reflects (in general terms) the character of that area,	<p>(see relevant condition above).</p> <p>The original group have undertaken extensive consultation as part of the production of a draft Neighbourhood Development Plan, published in November 2016. The plan reflects the consultation undertaken and responds to the character of the area. The original group merged with the Redcliffe Residents Action Group in 2018 to form the Redcliffe Residents Action Group and Neighbourhood Forum. The application letter states that the two groups merged to become a more effective and representative voice for the community of Redcliffe.</p> <p>No evidence has been provided through the consultation process that the group's purpose does not reflect (in general terms) the character of the area.</p>
(b)	may designate only one organisation or body as a neighbourhood forum for each neighbourhood area,	No other organisation is designated or has applied for designation in the area.
(c)	may designate an organisation or body as a neighbourhood forum only if the organisation or body has made an application to be designated, and	An application has been duly made by the Convenor of the organisation.
(d)	must give reasons to an organisation or body applying to be designated as a neighbourhood forum where the authority refuse the application.	N/A

Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** City Leap – Options Appraisal Development

2. **Full details of the decision taken:**

In consultation with the Cabinet Member with responsibility for Energy Waste and Regulatory Services and the Service Director responsible for Energy, that the appointment of legal and financial advisor shall be on the basis of Option 3, the details of which are set out in the Cabinet Report considered on 6 November 2018. Option 3 consists of appointing external legal and financial advisors to provide advice on the options appraisal until 31 March 2019, with internal Council resource being utilised where possible having regard to our internal expertise. As Option 3 represents a combination of Options 1 and 2, the total cost of provision of that advice should fall between the cost estimates for Option 1 and Option 2.

3. **Date of decision:** *22nd November 2018*

4. **Reasons for the decision:**

Whilst the Council has its own internal finance and legal resource, the finance and legal matters under consideration in relation to City Leap are of a highly technical nature. Whilst there is some capacity and capability to provide that advice in-house (which would be provided at lower cost than an external consultant) the workload cannot be fully resourced by the Council's in-house teams within the required time frame. Option 3 allows the Council to access the specialist technical advice, but by providing some advice in-house limit the scope of external engagement and reduce the overall cost of the required advice.

5. **Details of alternative options considered and rejected:**

The alternative Option 2 was considered and rejected. Certain elements of the advice that will be required could be provided on an in-house basis on a lower cost basis than would be achieved from external advisors. The alternative Option 1 was considered and rejected on the basis that the Council does not have full capacity and expertise to provide all of the advice that is necessary within the required timeframes and so this route would expose the Council to a high degree of risk.



6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable): [Not applicable.](#)

Signed:



Job title: Head of Legal Services



Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** Electric Vehicle taxi charging points bid
2. **Full details of the decision taken:**
 1. To approve the submission of a bid to The Office for Low Emission Vehicles for up to £450,000 for the installation of Electric Vehicle charging points for use by the taxi trade
 2. That the Director for Economy of Place and Management of Place – in consultation with the Director for Legal and Portfolio Holder for Transport - be given delegated authority to undertake all necessary procurement activities and enter into contractual arrangements with the successful tenderer(s) to carry out the works as specified in the bids.
3. **Date of decision:** 21st November 2018
4. **Reasons for the decision:**
 1. The project is of a value between £250,000 and £499,999 and therefore requires sign-off at Strategic Director level.
5. **Details of alternative options considered and rejected:**
 1. *The alternative option would be to not submit a bid to the Office for Low Emission Vehicles. This option has been rejected as it does not support corporate priorities to improve air quality and reduce greenhouse gas emissions.*
6. **Any conflict of interest declared by a Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable):**

N/A

Signed:



Job title: Executive Director for Growth and Regeneration





Officer Executive Decision Form (1-3)



DECISION DETAILS:

- Subject:** Grant payment to Solon HA – Former Garage Site (PX Centre), Bedminster Road, Bedminster.
- Full details of the decision taken: Approves the total grant allocation to Solon HA of up to £1,450,000 for 29 affordable rent units from the Affordable Housing funding budget.
- Date of decision:** 10th December 2018.
- Reasons for the decision: The Mayor of Bristol has set out the objective of delivering 2000 new homes per year, of which 800 should be affordable, by 2020.
In response to this the Council has established a new Housing Delivery Team, a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent. This is the ninth round of grant funding by the Council under a new delegated authority scheme agreed by Cabinet on 7th March 2017.
- Details of alternative options considered and rejected:** All of the grant proposals from Registered Providers (including this one) were assessed by an Officer Panel and moderated through ProContract under the guidance of Procurement & Commercial Solutions Service.
- Any conflict of interest declared by any Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable): None declared.

Signed:



Date: 12/12/2018.....

Job title: Interim Executive Director for Growth and Regeneration.....



CABINET MEMBER BRIEFING

Meeting Date: 10th December 2018

Heading: BCC Affordable Housing Grant Programme – Round 11	
Ward: Citywide	(if applicable)
Author: Barry Wallen	Job title: Housing Development Project Manager
Ext. No: 25215	Location: City Hall
Officer presenting report: Tim Southall	

Purpose of Briefing

To seek approval from the Executive Director for Growth & Regeneration in consultation with the Cabinet Member for Housing for making a grant allocation under the BCC Affordable Housing Grant Programme. The proposed allocation is:

- £1,450,000 (£50K/unit) to Solon Housing Association towards the development of 29 affordable rented flats at the Former Garage Site (PX Centre), Bedminster Road, Bedminster – The rents will be capped at Local Housing Allowance levels inclusive of service charge, this equates to 75% - 77% of the current market rents for the area.

Solon has exchanged a conditional contract on a golden brick basis with E G Carter contractors (Local SME) who have simultaneously exchanged a conditional purchase contracts with the Land Agent. The proposed mix for the 29 units is:

- 12 x 1B2P Flats
- 13 x 2B3P Flats
- 3 x 2B4P Flats
- 1 x 3B4P Flat

Solon will be submitting a claim for grant funding to Homes England for additional 'top-up' the funding of £25,000 per unit. The total public subsidy therefore will be £75,000/unit.

Policy Context

The Mayor of Bristol has set out the objective of delivering 2,000 new homes per year - of which 800 should be affordable - by 2020. In response to this the Council has established a new Housing Delivery Team; a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent.

The new Affordable Housing Funding Policy was approved by the Strategic Director Place and Cabinet member for Housing on 7th March 2017, and signed off by the Commissioning and Procurement Group on 12th April 2017.

Affordable Housing Fund – Outcome of Round 11

The Council has received one grant application which has been evaluated – see **Appendix A** for notes on the appraisal process.

Timescale

Solon is currently working to the following milestones (subject to planning – determination date due October 2018):

- Feb 2019 – Detailed planning granted
- Mar 2019 – Conditions (planning) satisfied
- May 2019 – Start of ‘Golden Brick’ works
- Aug 2019 – Start of post ‘Golden Brick’ works
- Jan 2021 – Practical completion.

Social Value

From an economic perspective, Solon will be partnering with E.G. Carter contractors, a small local business enterprise – As part of their ‘Build Agreement’ will include detailed requirements for training, work placement or apprenticeship opportunities. The social aspect of this, Solon has committed as focus throughout the contract; to continue engage with the BS3 Planning Group and other local and community based groups, engage with local schools during to encourage involvement and inclusion along with enabling the needs of the local community to be fully considered and, where possible, met.

Recommendation(s) / steer sought:

To provide grant of up to £1.45m to Solon Housing Association as set out above (Please see **Appendix C** - for Decision Notice).

Which directorates / executive portfolios are affected by the proposal / issue? Resources
Will this require a key decision to be taken by the Mayor at a Cabinet meeting? No, decision to progress with Affordable Housing Funding Policy agreed by Cabinet on 7 th March 2017.
Comments from relevant Executive Directors: Strong support from Executive Directors (on Housing Delivery Board) to Affordable Housing Funding Policy. This individual grant submission is part of a confidential process with delegated authority given by Cabinet (on 7 th March 2017) for Strategic Director to endorse the Panel’s recommendation (see Appendix A).
Comments from relevant Strategic Directors: See approval at Cabinet report on 7 th March 2017.
Financial implications / issues: Neil Sinclair Finance Business Partner has contributed toward the appraisal and has given strong scores in support of these awards.
HR implications / issues: Has the HR Business Partner been consulted? N/A
Legal issues: Addressed through Cabinet Report dated 7 th March 2017.

Appendices:

Appendix A: Grant Application Appraisal Results

Appendix B: Scheme Proposals

Appendix C: Officer Executive Decision Form (Draft)

Appendix A



Grant Application Appraisal – Round 11

The 11th round of the Homes West Registered Providers Grant Application closed 31st October 2018.

Grant Appraisal Process

The appraisal process was set out in the Affordable Housing Funding Policy Grant Application Procedure document. Each member of the assessment panel has scored each application independently and all individual scorings have been moderated to agree final scores.

The assessment panel comprised:

1. Tim Southall, Housing Delivery Manager (Housing Delivery Team)
2. Barry Wallen, Housing Development Project Manager (Housing Delivery Team)
3. Mohammed Al-Bayatti, Housing Programme Coordinator (Housing Delivery Team)
4. Miles Reynolds, Property Senior Development Surveyor

Contribution and advice during moderation from:

5. Neil Sinclair, Interim Finance Business Partner (Resources)

Grant Application

The applications were scored as follows:

Registered Provider	Quality			Cost & VFM		Total
	Housing Proposal	Delivery Programme	Social Value	Financial Appraisal	Grant Requirement	
Solon Housing Association	4	3	3	4	3	69%

Recommendations

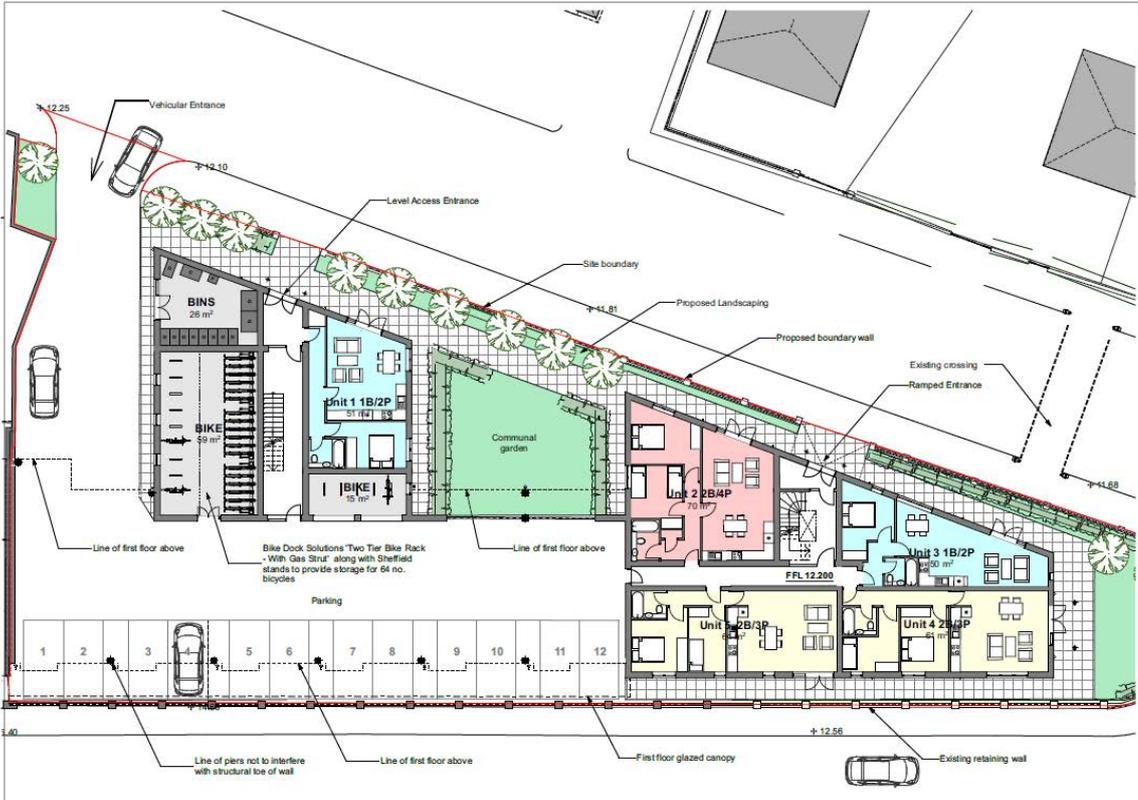
To allocate grant funding as detailed below:

Registered Provider	Value of Grant Funding	Number of Units	Proposed Completion Date
Solon Housing Association	£1,450,000	29	January 2021

Former Garage Site (PX Centre), Bedminster Road – Site Location



Former Garage Site (PX Centre), Bedminster Road – proposed plans and elevations



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Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.
Within dimensions are to take precedence over scaled dimensions.

1:200 @ A3

Accommodation Schedule GIA

Ground Floor	2 No.
1B/2P	2 No.
2B/4P	1 No.
First Floor	4 No.
1B/2P	4 No.
2B/4P	1 No.
Second Floor	4 No.
1B/2P	4 No.
2B/4P	1 No.
Third Floor	2 No.
1B/2P	2 No.
Total Units	29 No.

Car Parking 12 no. spaces + 2 charging pts
Cycle (2 bike storage) 64 no. spaces

GIA
Gnd. Fl. (incl. bike/bike): 493 sq.m
First Floor: 650 sq.m
Second Floor: 659 sq.m
Third Floor: 134 sq.m
Total: 2170 sq.m
GIA Existing: 90 sq.m

Bin Sizes and Capacity
Dry Recycling - 500 per unit = 1450 or 7no. 240 bins
Organic Waste - 400 per unit = 1120 or 5no. 160 bin
General Waste - 650 per unit = 1885 or 2no. 1100 bins
Cardboard Storage - 1no. 600 bin for small use.

Note: Bin sizes are in accordance with Waste and Recycling Guide updated Feb 2017

PRELIMINARY

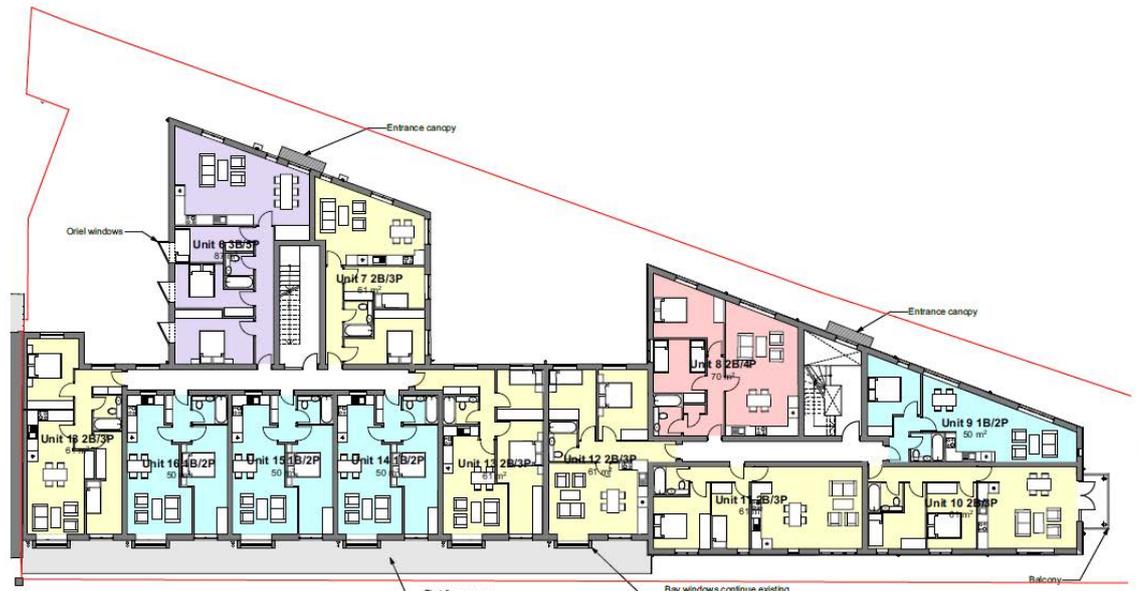
21/03/2024 JSP Issued for Planning
Rev: | Date | By | Description

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Job
Former Garage Site, Bedminster Road, Bristol

Client
Solon SW Housing Assoc.

Drawing Title
Ground Floor Plan



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Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.
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1:200 @ A3

Accommodation Schedule GIA

Ground Floor	2 No.
1B/2P	2 No.
2B/4P	1 No.
First Floor	4 No.
1B/2P	4 No.
2B/4P	1 No.
Second Floor	4 No.
1B/2P	4 No.
2B/4P	1 No.
Third Floor	2 No.
1B/2P	2 No.
Total Units	29 No.

Car Parking 12 no. spaces + 2 charging pts
Cycle (2 bike storage) 64 no. spaces

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Note: Bin sizes are in accordance with Waste and Recycling Guide updated Feb 2017

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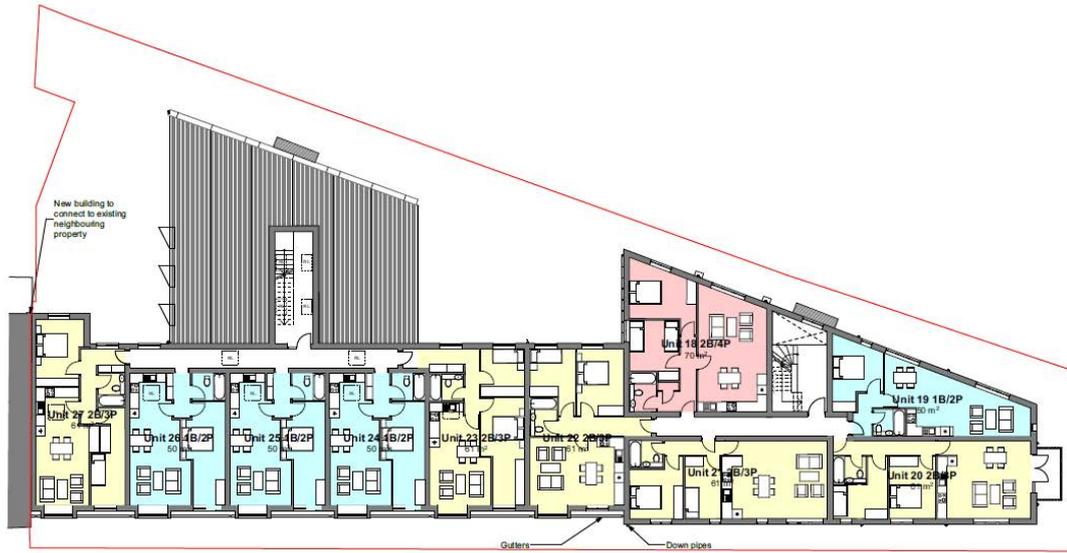
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Job
Former Garage Site, Bedminster Road, Bristol

Client
Solon SW Housing Assoc.

Drawing Title
First Floor Plan

Former Garage Site (PX Centre), Bedminster Road – proposed plans and elevations



- Proposed Second Floor Plan, 1:200

Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report and discrepancies immediately to the Architect.

Within dimensions are to take precedence over scaled dimensions.

1:200 @ A3

Accommodation Schedule GIA	
Ground Floor	2 No.
18/2P	2 No.
28/2P	2 No.
28/4P	1 No.
First Floor	4 No.
18/2P	4 No.
28/2P	6 No.
28/4P	1 No.
38/2P	1 No.
Second Floor	4 No.
18/2P	4 No.
28/2P	5 No.
28/4P	1 No.
Third Floor	2 No.
18/2P	2 No.
Total Units	29 No.
Car Parking	12 no. spaces + 2 charging pts
Cycle (2 Bike stores)	64 no. spaces
GIA	
Grnd. Fl. (incl. bin/ribs)	483 sq.m
First Floor	850 sq.m
Second Floor	693 sq.m
Third Floor	134 sq.m
Total	2170 sq.m
GIA Existing	90 sq.m
Bin Base and Capacity	
Dry Recycling	50 per unit = 1450 or 7no. 240 bins
Organic Waste	40 per unit = 1120 or 7no. 140 bins
General Waste	60 per unit = 1680 or 2no. 1100 bins
Cardboard Storage	1no. 600 bin for small dca
Note: Bin sizes are in accordance with Waste and Recycling Guide updated Feb 2017	

PRELIMINARY

By: 2018.02.28 JF (Issued for Planning)

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Job: **Former Garage Site, Bedminster Road, Bristol**

Client: **Solon SW Housing Assoc.**

Drawing Title: **Second Floor Plan**

Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report and discrepancies immediately to the Architect.

Within dimensions are to take precedence over scaled dimensions.

1:200 @ A3

Accommodation Schedule GIA	
Ground Floor	2 No.
18/2P	2 No.
28/2P	2 No.
28/4P	1 No.
First Floor	4 No.
18/2P	4 No.
28/2P	5 No.
28/4P	1 No.
38/2P	1 No.
Second Floor	4 No.
18/2P	4 No.
28/2P	5 No.
28/4P	1 No.
Third Floor	2 No.
18/2P	2 No.
Total Units	29 No.
Car Parking	12 no. spaces + 2 charging pts
Cycle (2 Bike stores)	64 no. spaces
GIA	
Grnd. Fl. (incl. bin/ribs)	483 sq.m
First Floor	850 sq.m
Second Floor	693 sq.m
Third Floor	134 sq.m
Total	2170 sq.m
GIA Existing	90 sq.m
Bin Base and Capacity	
Dry Recycling	50 per unit = 1450 or 7no. 240 bins
Organic Waste	40 per unit = 1120 or 7no. 140 bins
General Waste	60 per unit = 1680 or 2no. 1100 bins
Cardboard Storage	1no. 600 bin for small dca
Note: Bin sizes are in accordance with Waste and Recycling Guide updated Feb 2017	

PRELIMINARY

By: 2018.02.28 JF (Issued for Planning)

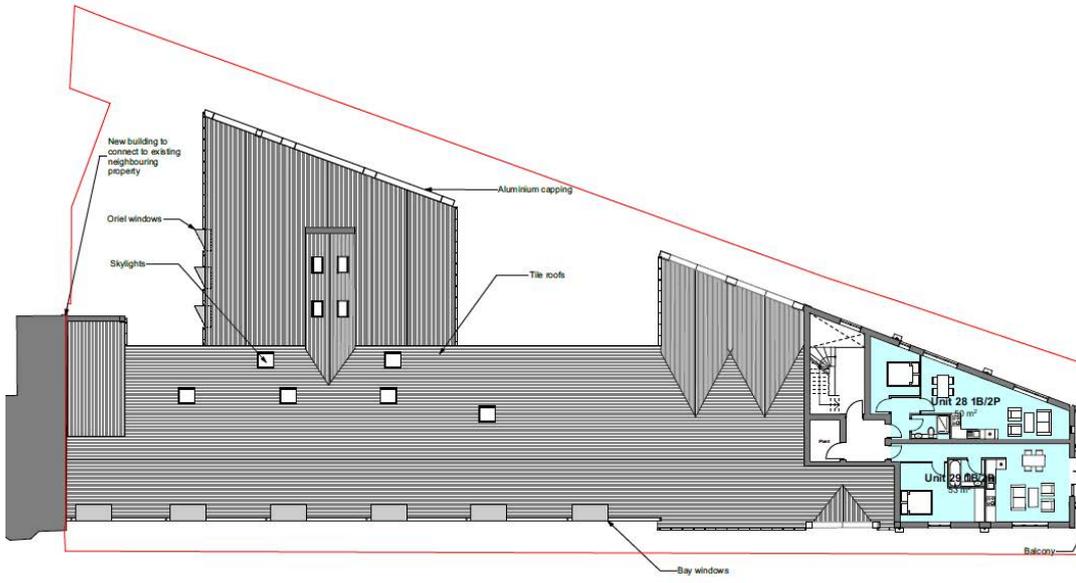
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Job: **Former Garage Site, Bedminster Road, Bristol**

Client: **Solon SW Housing Assoc.**

Drawing Title: **Third Floor Plan**



- Proposed Third Floor Plan, 1:200

Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report and discrepancies immediately to the Architect.

Within dimensions are to take precedence over scaled dimensions.

1:200 @ A3

Accommodation Schedule GIA	
Ground Floor	2 No.
18/2P	2 No.
28/2P	2 No.
28/4P	1 No.
First Floor	4 No.
18/2P	4 No.
28/2P	5 No.
28/4P	1 No.
38/2P	1 No.
Second Floor	4 No.
18/2P	4 No.
28/2P	5 No.
28/4P	1 No.
Third Floor	2 No.
18/2P	2 No.
Total Units	29 No.
Car Parking	12 no. spaces + 2 charging pts
Cycle (2 Bike stores)	64 no. spaces
GIA	
Grnd. Fl. (incl. bin/ribs)	483 sq.m
First Floor	850 sq.m
Second Floor	693 sq.m
Third Floor	134 sq.m
Total	2170 sq.m
GIA Existing	90 sq.m
Bin Base and Capacity	
Dry Recycling	50 per unit = 1450 or 7no. 240 bins
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General Waste	60 per unit = 1680 or 2no. 1100 bins
Cardboard Storage	1no. 600 bin for small dca
Note: Bin sizes are in accordance with Waste and Recycling Guide updated Feb 2017	

PRELIMINARY

By: 2018.02.28 JF (Issued for Planning)

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Job: **Former Garage Site, Bedminster Road, Bristol**

Client: **Solon SW Housing Assoc.**

Drawing Title: **Third Floor Plan**

Former Garage Site (PX Centre), Bedminster Road – proposed plans and elevations



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Wall Elevation (Bedminster Road, North) 1:200



1:200 @ A3

PRELIMINARY

51 2018, 2019 2018 Issued for Planning
 Date By Description

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200
Former Garage Site, Bedminster Road, Bristol

Client
Solon SW Housing Assoc.

Drawing Title
Proposed Elevation Bedminster Rd

Drawing Number	2043	2201	01
Project		Number	Section
Planning		Scale	1:200
Author	JW	Checked	KH
Date of Issue	2018.06.07	Scale	A3

Officer Executive Decision Form



DECISION DETAILS:

1. **Subject:** **Plimsoll Bridge Mechanical and Operational Assessment Project**
2. **Full details of the decision taken:**
 1. To note need for all three elements of the Project, in terms of assessing the risk to operational condition and associated regulatory signage improvements/replacement need plus the ongoing health and Safety issues for BCC bridge Operatives, during operational bridge swing movements.
 2. To agree and request allocation of £300K to fund the necessary risk condition Project Work.
 3. To note the present Capital allocation of £50K to fund the necessary improvements/replacement works required for all regularity signage associated with the bridge swing operation. This is likely not to be sufficient to deal with the issue in the long-term
 4. To agree and request the allocation of £47K for the installation of new safety closure barriers on all four approaches to Plimsoll Bridge to remove the described H & S issues for BCC Bridge operators.
3. **Date of decision:**
EDM Decision Date: 7th November 2018
4. **Reasons for the decision:**

The swinging operation of Plimsoll Bridge is no longer fit for purpose and consequently operational failures are increasing in frequency causing major traffic congestion and associated resultant rectification costs to the Council. This is due to the mechanical and electrical (M & E) aspects of this bridge failing during swinging operations. These M & E components are now reaching the end of their design life and thus require refurbishment, updating and/or replacement.

The risk and likely frequency of operational failure cannot be risk assessed as there is no accurate contemporary condition base (M & E) data, to assess this risk on. The decision therefore is to undertake a full (M & E) assessment of the operational components of this bridge to determine (M & E) asset condition data and assess future risk and frequency of failure, determine likelihood and resultant costs and to plan a phased risk based mitigation programme and future regime of (M & E) maintenance.

The decision for inclusion of future closure barriers during operation was taken due to Health and Safety concerns for the bridge operators in undertaking their duty.

5. **Details of alternative options considered and rejected:**
EDM did not agree recommendation 5 'To agree and request for a subsequent additional 100K contingency resilience fund to cover any potential unknown factors with regard to 1 to 3, bringing the overall Capital funding sought to 497k' as there is no additional money available.

6. **Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable)**
Not Applicable in this case

Signed:



Job title: Interim Executive Director for Growth and Regeneration.

