

Regeneration Vision and Objectives

Vision statement

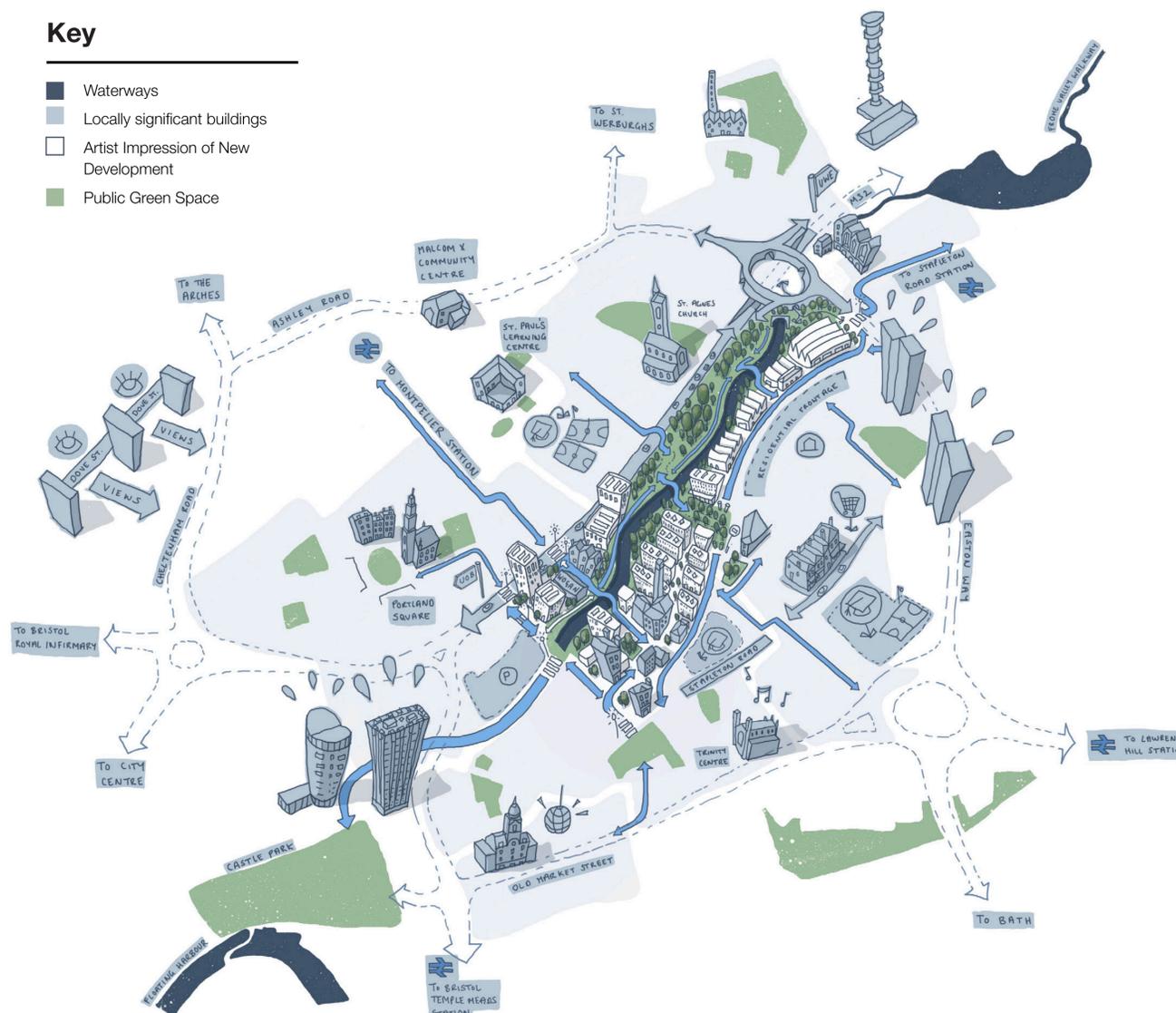
The vision is an important part of the regeneration framework. It aims to provide a clear message about what the Frome Gateway area should be like in the future. It reflects feedback from the community and stakeholders and has provided the overarching context for the development of the Framework.

The vision recognises that the diversity of Frome Gateway's community, its mix of activities and the opportunity to restore and re-connect with the River Frome are key assets. The main aspects of the vision are set out below.

By 2035 Frome Gateway will have:

- 1,000 new homes, creating a new residential community which helps to reconnect St Jude's and St Paul's
- New buildings, spaces and infrastructure designed with sustainability and a changing climate in mind
- Quality green spaces and a restored River Frome
- New workspaces to support a diverse range of jobs and new opportunities for training and skills
- Thriving community and cultural organisations
- Activity through the day and into the evening making the area feel vibrant and safe
- A community that is actively involved in the development of the local area

Artist Impression, Frome Gateway in 2035



Regeneration Objectives

The regeneration framework includes eleven regeneration objectives which should inform all future proposals within Frome Gateway Regeneration Area. These reflect feedback from the community and take account of city objectives, planning policy and findings of technical work. All the objectives are of strategic importance to achieve the vision for Frome Gateway, but will be weighted differently for different sites.

<div data-bbox="2258 128 2475 348"> <p>11</p> </div> <div data-bbox="2258 359 2475 407"> <p>Total number regeneration objectives</p> </div>	<div data-bbox="2546 128 2763 348"> <p>Improved connectivity</p> </div> <div data-bbox="2546 359 2763 407"> <p>Improve links to surrounding neighbourhoods</p> </div>
<div data-bbox="2258 443 2475 663"> <p>Mixed-use/ Diverse & Inclusive Community</p> </div> <div data-bbox="2258 674 2475 722"> <p>Successfully enabling a mix of uses and communities</p> </div>	<div data-bbox="2546 443 2763 663"> <p>Carbon Neutral & Climate resilient</p> </div> <div data-bbox="2546 674 2763 722"> <p>Pioneering building energy performance & on site energy creation</p> </div>
<div data-bbox="2258 768 2475 989"> <p>1,000+ New Homes</p> </div> <div data-bbox="2258 999 2475 1050"> <p>Mix of tenures to aid housing supply and meet local housing needs</p> </div>	<div data-bbox="2546 768 2763 989"> <p>Employment Space</p> </div> <div data-bbox="2546 999 2763 1050"> <p>Range of types and sizes to catalyse economic renewal</p> </div>
<div data-bbox="2258 1083 2475 1304"> <p>Neighbourhood Leisure & Retail</p> </div> <div data-bbox="2258 1314 2475 1365"> <p>For existing and new community</p> </div>	<div data-bbox="2546 1083 2763 1304"> <p>Community Facilities</p> </div> <div data-bbox="2546 1314 2763 1365"> <p>New provisions and enhancement of existing</p> </div>
<div data-bbox="2258 1388 2475 1608"> <p>Amenity Space</p> </div> <div data-bbox="2258 1619 2475 1669"> <p>Enhance green amenity space & public realm</p> </div>	<div data-bbox="2546 1388 2763 1608"> <p>Green Infrastructure</p> </div> <div data-bbox="2546 1619 2763 1669"> <p>Improve urban greening re-wilding and river restoration</p> </div>
<div data-bbox="2258 1703 2475 1923"> <p>River Frome restoration</p> </div> <div data-bbox="2258 1934 2475 1984"> <p>Enhance townscape feature and recreational resource</p> </div>	<div data-bbox="2546 1703 2763 1923"> <p>Health & Wellbeing</p> </div> <div data-bbox="2546 1934 2763 1984"> <p>Improve health outcomes for new & existing communities</p> </div>

Community Place Principles

New homes, community space and leisure



- Improve and increase play spaces for children
- Need for community amenities geared towards young people
- Careful consideration and provision of parking
- Local letting policy with a focus on longer tenures
- Provide affordable social housing to meet local need, 3-4 bed family homes

Environmentally sustainable and healthy neighbourhood



- Improve facilities in Riverside Park to encourage use, such as play spaces, exercise and meeting spaces
- Park improvements to consider visual and acoustic screening from Newfoundland Way
- Create a community garden
- Improve biodiversity and ecology
- Keep existing trees and increase overall tree count
- Increase green space across the site for people to dwell and connect with nature
- Manage the impact of construction on the river i.e. run-off and contaminants

Diverse and inclusive communities



- Youth clubs and community rooms for existing and new residents
- Youth training and apprenticeship schemes to improve skills and employment opportunities.
- Improvements to local Mosque and other community infrastructure
- Playground and activities for young people
- Employment opportunities for women
- Support local jobs and existing businesses by providing affordable, flexible workspace
- Create mixed use neighbourhoods where people live and work in the same area
- Incorporate services: GPs, schools, nurseries

Better connectivity and transport



- Improve signage and wayfinding through the area
- Enhance existing and propose new crossings over Newfoundland Way
- New bridge over the River Frome linking Eugene Street to Wellington Road
- Improve footpath from Pennywell Road to the River Frome
- Connect into the Dove Lane development extending the St Paul's green link
- Segregate pedestrians and cyclists
- Improve public transport and accessibility
- Retain private car access, considering the Clean Air Zone (CAZ)
- Introduce a tram/rail system along Newfoundland Way

Friendly streets and spaces for all



- Improve the pedestrian experience with improved street lighting, wider footways and traffic calming strategies.
- Create safe spaces for women and vulnerable people.
- Create safer cycle infrastructure with particular focus on Pennywell Road.
- Improvements to pedestrian and cycle crossing points.
- Provide parking for residents
- Discourage speeding and rat-running through the area
- Enforce parking restrictions

Opening up access to the River Frome



- Leave the grassland in the park
- Clearly mark cycle/pedestrian pathways
- Clean and restore the river
- Open up access to the river in a safe way, including walkways, viewing points, and opportunities for activities such as pond dipping and water sports

Establishing and celebrating identity and place



- Protect cultural and music venues
- Adopt a more descriptive and heritage valued name of the area
- Include space for public art
- Support formation of a 'Friends of Riverside Park' group
- Support existing community uses and groups
- Encourage pop-ups and meanwhile uses

A set of Community Place Principles were established early in the process to set out the local priorities for growth. These have directly informed the vision and development principles set out in the Framework.

The Community Place Principles will continue to be used to inform more detailed and specific projects and initiatives as we begin to turn the vision into reality.

You said

New homes, community space and leisure



1. Improve and increase play spaces for children
2. Need for community amenities geared towards young people
3. Local letting policy with a focus on longer tenures
4. Provide affordable social housing to meet local need, 3-4 bed family homes

Environmentally sustainable and healthy neighbourhood



1. Improve facilities in Riverside Park to encourage use
2. Park improvements to consider visual and acoustic screening from Newfoundland Way
3. Create a community garden
4. Improve biodiversity and ecology
5. Increase green space across the site for people to dwell and connect with nature

Diverse and inclusive communities



1. Youth training and apprenticeship schemes to improve skills and employment opportunities
2. Support local jobs and existing businesses by providing affordable, flexible workspace
3. Create mixed use neighbourhoods where people live and work in the same area

Better connectivity and transport



1. Enhance existing and propose new crossings over Newfoundland Way
2. New bridge over the River Frome linking Eugene Street to Wellington Road
3. Improve footpath from Pennywell Road to the River Frome
4. Segregate pedestrians and cyclists

Friendly streets and spaces for all



1. Improve the pedestrian experience with improved street lighting, wider footways and traffic calming strategies
2. Create safer cycle infrastructure with particular focus on Pennywell Road
3. Improvements to pedestrian and cycle crossing points
4. Provide parking for residents
5. Discourage speeding and rat-running through the area

Opening up access to the River Frome



1. Leave the grassland in the park
2. Clean and restore the River Frome
3. Open up access to the river in a safe way, including walkways, viewing points, and opportunities for activities such as pond dipping and water sports

Establishing and celebrating identity and place



1. Protect cultural and music venues
2. Include space for public art
3. Support existing community uses and groups
4. Encourage pop-ups and meanwhile uses

We did

1. Included provision for community space in ground floor units of new development, including dedicated space for young people
2. Included provision for new and improved children's play spaces and multi-use games areas
3. Committed to exploring Local Lettings Policy to help local residents access new social housing opportunities
4. Included target of 1,000 new homes
5. Provided further guidance on appropriate housing sizes to meet local demand (higher proportion of 3-4 bed family homes)
6. New housing delivered by the council will maximise affordable, family and accessible homes

1. Included a commitment to work with the community to develop a detailed vision for Riverside Park to encourage use and better meet the needs of the community.
2. Included need to screen noise and air pollution with trees and shrubs
3. Included provision for community growing space
4. Set requirement for enhancement of natural spaces including targets for increasing biodiversity and greening
5. Included 1 additional hectare of green space through network of new smaller 'pocket parks'

1. Set expectation that local residents are to be connected to employment and skills opportunities
2. Committed to exploring affordable workspace strategy to ensure new opportunities are accessible
3. Set a requirement for about 22,000m² of new employment space to create a wider range of training and employment opportunities.
4. Set a requirement for community and cultural space as part of new development to support community organisations to grow

1. Included provision for enhancement to existing bridge over Newfoundland Way and a new crossing
2. Included provision for two new bridges over the River Frome
3. Footpaths throughout the regeneration area will be made wider, greener and safer
4. Cycle routes will be enhanced to reduce conflict with pedestrians
5. Committed to undertaking a detailed movement study to ensure proposals have minimal impact on nearby residents and businesses

1. All streets will prioritise pedestrians, and be made safer, greener and more inviting
2. Proposed that Pennywell Rd becomes a no-through route to reduce rat-running, calm the street and improve safety
3. Parking standards are set in accordance with planning policy so will be determined through the planning process once details of specific schemes are defined

1. No building proposed on Riverside Park grassland
2. We've secured funding from central government to deliver a river restoration project to enhance the River Frome as a wildlife corridor and create more opportunities to see and enjoy the riverside
3. Included provision for a new pedestrian walking route along the riverbank opposite Riverside Park, which is currently inaccessible

1. Clearly stated the value of existing community and cultural organisations, and committed to working with them to ensure they can stay and grow in the area
2. All large-scale development will contribute to public art and we will create a cultural strategy to guide this investment
3. We'll work with landowners to take advantage of 'meanwhile use' opportunities to help trial and test new ideas

Spatial Concept

The Spatial Concept Plan communicates a conceptual layout and principles to guide future growth and development, including land use, movement and green and open space. The regeneration framework proposes the creation of four new character areas which are defined by historic street patterns, ownership boundaries and anticipated uses. These are the Industrial Quarter, Maker Quarter, Cultural Quarter, and City Gateway.

The **Industrial Quarter** is proposed at the northern end of the regeneration area and includes larger light industrial uses with the co-location of smaller industrial and commercial uses. Residential uses are generally not considered appropriate here though there may be some potential for this near Peel Street Open Space.

The **Maker Quarter** is proposed in the east of the regeneration area and includes residential uses with ground floor maker (e.g workshop) and community spaces.

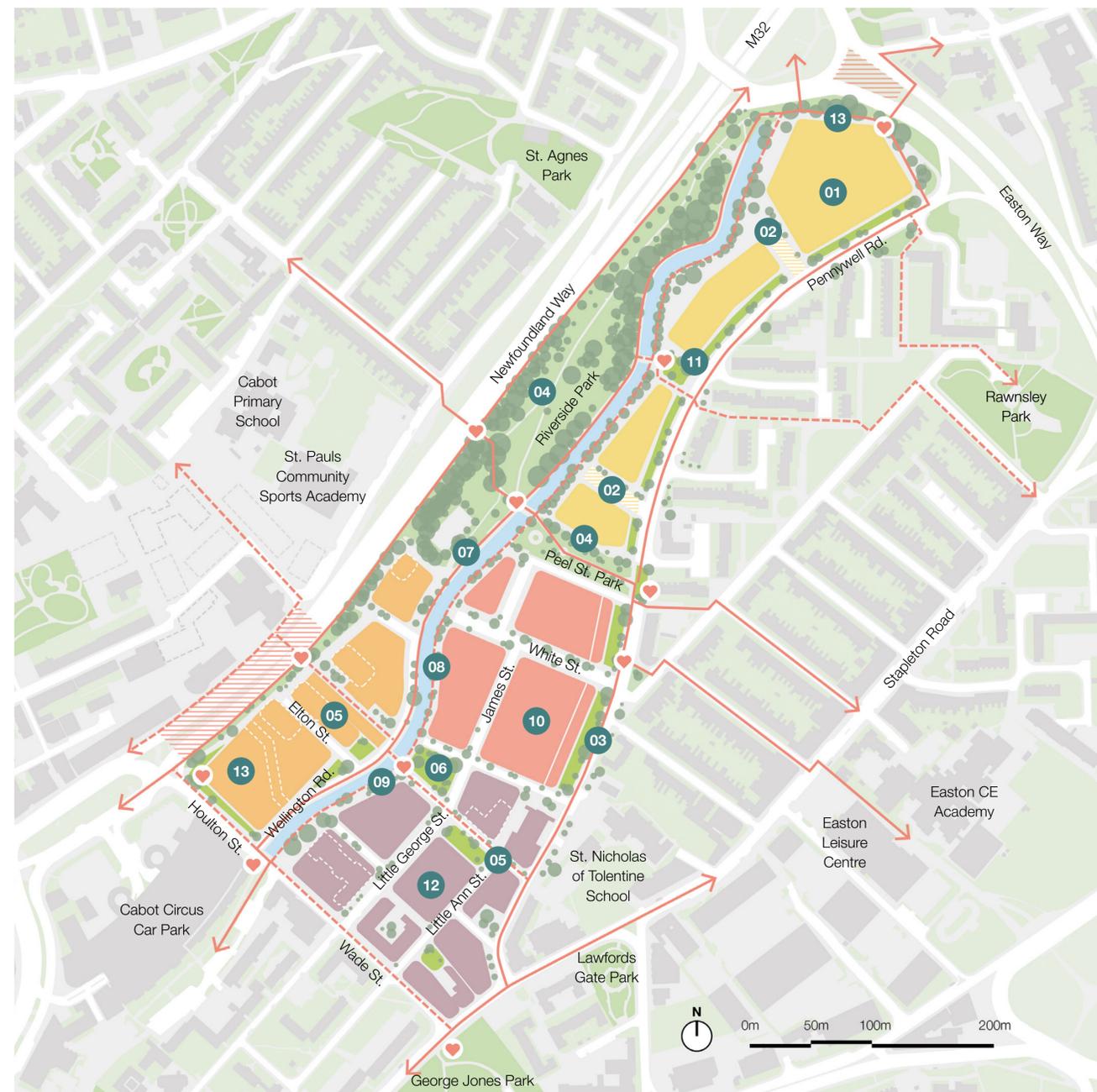
The **Cultural Quarter** is proposed at the southern end and includes residential uses with ground floor cultural and community uses in an area of heritage interest.

The **City Gateway** is proposed to the west and includes higher density residential uses with ground floor commercial and community space.

Key

'Residentially led development' suggests sites with residential accommodation above ground floor. Suitability for residential uses at ground floor is limited by flood risk.

 River Frome	 Green Space (Other)	 Primary Strategic Route
 Proposed public space	 Existing Buildings	 Secondary Strategic Route
 Existing enhanced public space	 Shared Service Yard	 Placemaking opportunity
	 Proposed at grade crossing	



Key Outcomes

1. Larger, industrial uses in the northern area, away from homes and with direct access to primary roads
2. Shared service yards to minimise land take and increase opportunity for landscaping and ecology
3. Pennywell Road re-established as a community focused street which prioritises walking and cycling with landscaping, trees, play and sustainable drainage.
4. Existing public spaces such as Peel Street Open Space and Riverside Park enhanced so they are used and active throughout the day. These green spaces have huge potential for community enjoyment and wellbeing, and to provide space for wildlife.
5. Historic streets and buildings re-used where possible
6. Greening maximised to help keep the area cool, assist with drainage and create healthy attractive spaces
7. Fully accessible Riverside Promenade on the north bank of the river to enhance connectivity and allow better views of the river
8. Public 'nature walk' on the south bank of the river and retain riverbank ecology by setting back buildings from the river edge.
9. Existing streets extended to create new river crossing points
10. Allow larger building footprints for industrial and maker uses which follow ownership boundaries and historic street patterns.
11. New areas of public green space
12. Smaller scale development that responds to local heritage with pedestrian focused streets and community uses
13. New inviting, accessible and safe gateway to Frome Gateway with active ground floor uses and generous public realm provision

Character Areas

The **Industrial Quarter**, at the northern end of the site will accommodate:

- Light industrial space with shared service yards (residential uses are not generally considered appropriate here).
- Smaller units at ground floor to bring activity and ensure the area is naturally overlooked.
- Last mile logistics type uses.
- Direct access to the M32 for business and residential use.
- Generous public space and a riverside nature walk.



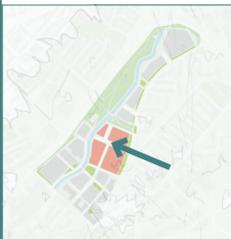
The **Cultural Quarter**, at the southern end of the site will accommodate:

- Residential uses with community, cultural and employment uses at ground floor.
- Lower rise, medium density development.
- Keeping heritage and characterful buildings where possible.
- Enhanced movement routes, including a new River Frome crossing from Eugene Street
- New pocket parks and a riverside nature walk.



The **Maker Quarter**, in the eastern section of the site will accommodate:

- Residential uses with small, creative employment space at the ground floor.
- A more community-focussed street feel along Pennywell Road, with residential frontage.
- Uses which make the street feel lively and vibrant around Peel Street to create activity and ensure it is naturally overlooked.
- New pocket parks and a riverside nature walk.



The **City Gateway**, in the south-western corner of the site will accommodate:

- New homes on upper floors with ground floor commercial and community uses.
- High quality, exceptional taller buildings to enhance arrival experience into the city from Newfoundland Way.
- Development which positively responds to the River Frome, Riverside Park and Newfoundland Way.
- Retention and restoration of locally listed buildings.



Employment, Housing and Community & Culture

Employment

Providing modern, fit-for-purpose employment space is a core part of the Frome Gateway vision. The economic ambition is to develop a green and inclusive economy which reflects local culture and diversity and provides tangible benefits for the local community. The framework proposes to:

- House larger light industrial uses to the north of the regeneration area (in the Industrial Quarter)
- Consolidate and provide a mix of other employment spaces across the ground floor of new development in the other character areas (the Maker Quarter, Cultural Quarter and City Gateway)
- Include large and small light industrial spaces including workshop space for 'maker' activities
- Include cultural and community spaces (including daytime and night-time activities)
- Include other employment/commercial spaces (such as office space and space for small businesses)
- Re-provide at least 1,000 jobs (the estimated number of jobs currently existing in the regeneration area) and go beyond this if possible
- Increase the diversity of jobs and training opportunities to maximise pathways into employment

Employment Space Mix	Min. Space Requirements	Character Areas
Amenity & Infrastructure (Retail, F&B, Culture, Community)	5,000m²	City Quarter, Cultural Quarter, Maker Quarter
Office/Workspace	9,000m²	City Quarter, Cultural Quarter, Maker Quarter
Industrial: Maker	2,000m²	City Quarter, Cultural Quarter, Maker Quarter
Industrial: Light	6,000m²	Industrial Quarter
	Total 22,000m²	

Housing

Currently, there are few homes in Frome Gateway and this would change with the creation of a residential-led mixed neighbourhood. Housing delivery is a complex issue with some acute challenges in this area of Bristol, such as overcrowding. The approach to housing delivery responds to this local context with the following priorities:

- Deliver about 1,000 new homes including affordable housing in accordance with planning policy (current planning policy is 40% unless delivered within 2 years in which case is 20%)
- Current planning policy is that 75% of affordable homes built should social housing and 25% affordable home ownership.
- Maximise the delivery of affordable, larger, and accessible homes on BCC owned sites
- Respond to localised housing need by providing a higher proportion of larger family homes (proposed amounts below)
- Explore how a Local Lettings Policy could be used to help existing local residents access new social housing.
- Provide accessible homes (current policy is 10%)

Suggested Densities - Bristol



Community and Culture

An important focus of the regeneration framework is to retain, support and develop local community and cultural organisations within the Frome Gateway area by:

- Providing indoor and outdoor community and cultural space as part of new development which should be designed to meet the needs of the end user
- Supporting existing community and cultural organisations to remain in the area, should they wish to, and build their capacity to do more



Frome Gateway Policy (DS5)

Affordable Homes:

30% 3 Bed & 10% 4 Bed ←

All other New Homes:

25% should be 3 Bed or larger

Accessible Homes:

Should be provided in line with policy H9 at 10% for all new developments

A local lettings policy will be applied

Movement

Pedestrian Routes

All streets should prioritise pedestrian and active travel movement to improve their walkability. Streets will be made more inviting and accessible through landscaping, increasing pavement widths and a managed reduction in vehicle movements.



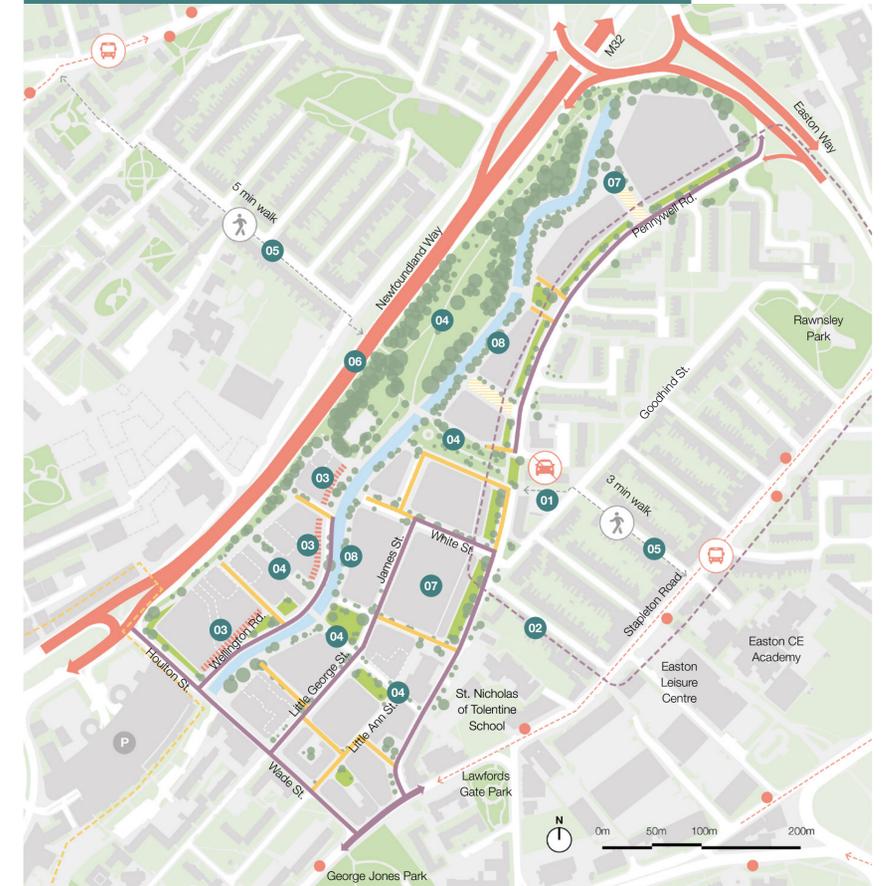
Cycle Routes

The regeneration framework aims to enhance existing cycle routes. Creating wide, well-located routes for cyclists will encourage more people to use bikes, scooters and other active travel means to get around the city.



Vehicular Routes

Traffic movement will be managed to ensure residents and businesses can operate without the environment being dominated by motor vehicles and parking.



Key

- Development Footprint
- River Frome
- Proposed Public Space
- Existing enhanced public space
- Primary Route
- Secondary Route
- Potential Elevated Boardwalk (Flood Evacuation Route)
- Shared Service Yard
- Proposed at grade pedestrian crossing on Newfoundland Way And Easton Way (Medium/Long term intervention). Improved crossings are subject to technical feasibility work given strategic nature of roads
- Development offset required for riverside walk
- Bus Stop

Key Outcomes

1. Significant enhancements to Pennywell Road to make it safer and greener with less traffic and slower speeds
2. Improved pedestrian and cycle route on north side of river
3. Improved pedestrian crossings across busy main roads
4. Improved connections to surrounding residential neighbourhoods
5. Enhanced pedestrian and cycle bridge linking Frome Gateway to St. Agnes and St Paul's
6. Potential elevated boardwalk along Newfoundland Way with landscaping and play provision (this could also act as a flood evacuation route)
7. New/improved network of streets which are attractive and safe for walking with active frontages and improved public spaces
8. New river crossings will improve connectivity and make public spaces more inviting
9. Potential site for bus stop / transport interchange on Newfoundland Way
10. Pedestrian focused area with no vehicular access (except for deliveries and emergency vehicles)
11. New River Frome Wildlife Walk on the east side of the river preserving habitats and improving access to the river with development set back from the bank

Key

- Development Footprint
- River Frome
- Proposed Public Space
- Existing enhanced public space
- Primary Route
- Secondary Route
- Tertiary Route
- Shared Service Yard
- Proposed at grade crossing

Key Outcomes

1. Primary riverside cycle link (shared between pedestrians and cyclists) along the north bank connecting City Centre to Easton and St Agnes
2. Riverside cycle link designed to maintain pedestrian connection to River Frome and to reduce conflict between pedestrian and cycle traffic, for example using clear signage and contrasting surfacing
3. Secondary cycle routes along Pennywell Road, where cyclists would share the carriageway with vehicles. Cycle routes will link with the new river crossings
4. New cycle, scooter and e-scooter parking
5. Junction 3 subway to undergo enhancement to make more attractive and improve safety. Opportunities to explore alternative methods of crossing Easton Way will be explored (e.g. enhanced crossing points)
6. Northern part of Pennywell Road to have cycle lane segregated from carriageway to protect from conflict with industrial vehicles

Key

- Development Footprint
- River Frome
- Proposed Public Space
- Existing enhanced public space
- Road Local and strategic roads 40mph+
- Primary Street Local street with mixed traffic suitable for walking, cycling, servicing and vehicular access. 20mph zone, may or may not be 'access only' route.
- Secondary Street 20mph zone, access-only, no HGVs
- Shared Service Yard
- Modal Filter
- Bus Stop
- Area for transport study associated with point closure. Wider feasibility study required to investigate road network impact on surrounding residential streets, Stapleton Road and Lawrence Hill Roundabout, including it's interactivity with the Clean Air Zone
- Development Offset
- Clean Air Zone

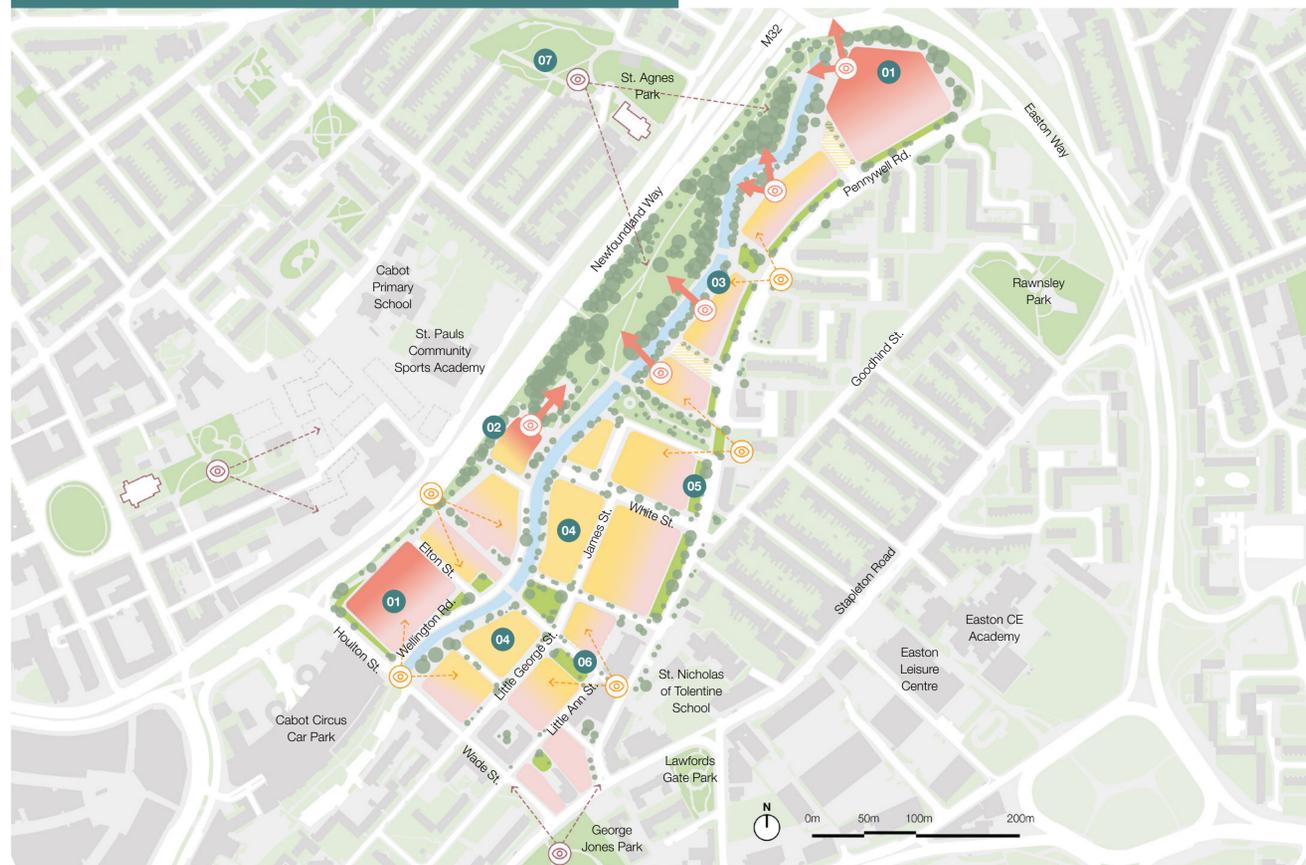
Key Outcomes

1. Modal filter on Pennywell Road, adjacent to Peel Street Open Space. This would prevent traffic traveling in either direction beyond this point and make Pennywell Road a no-through road, helping to make Pennywell Road a safer, more community-focussed street with more green space
2. Carry out a detailed movement study to better understand the feasibility of introducing a modal filter on Pennywell Road and consider impacts on surrounding streets such as Goodhind Street and Stapleton Road
3. Development set back from Wellington Road to create space for combined pedestrian, cycle and vehicular route, with landscaping, trees and sustainable drainage
4. No vehicle access to public spaces (except for servicing and emergency access)
5. Improved routes to nearby bus stops
6. Potential site for new bus stop/transport interchange
7. Servicing / loading space should be integrated as part of wider public realm improvements
8. Maintenance access required for Environment Agency to watercourse

Height, massing and active frontages

Height and Massing

A range of building heights are considered suitable in different parts of the regeneration and will differ depending on their specific context. Appropriate building heights will be determined on a site-by-site basis through the planning application process as they are brought forward for redevelopment. Development proposals will need to demonstrate design excellence and significant community benefit to justify taller buildings. The plan below shows where taller buildings are considered more appropriate.



Active Frontage and Streets

All streets in the regeneration area should be vibrant, safe and well connected. To achieve this, active frontages are promoted. Active frontages refer to ground floor uses which make the street feel lively and vibrant, such as entrances, shop fronts, doors and windows.



Key

- Area of prevailing height (*The most commonly occurring height of buildings within an area of common character*)
- Area of amplified height (*Buildings that are modestly higher than the prevailing building height*)
- Potential for contextual tall buildings (*Buildings that are significantly taller than the prevailing height*)
- River Frome
- Proposed public space
- Existing enhanced public space
- Green Space (Other)
- Existing Buildings
- Shared Service Yard
- Natural surveillance
- Key Local Views
- New Placemaking Views: development must protect and enhance views to the River Frome promoting wayfinding and connectivity

Key Outcomes

1. Potential contextually taller gateway buildings at the northern and southern extents of the site to signpost arrival to Bristol when approached from Newfoundland Way and Easton Way.
2. Potential contextually tall building to provide natural overlooking of Riverside Park and the bridge crossing over Newfoundland Way.
3. Buildings of amplified height to overlook Riverside Park and maximise views of the River Frome
4. Buildings of amplified height located towards the centre of Frome Gateway to minimise impact on neighbouring homes on Pennywell Road.
5. Pennywell Road to be lined with buildings of prevailing height that respond to existing buildings and help create a community street
6. Areas of higher heritage significance will require new buildings to be sensitive in terms of scale, massing and views
7. Consideration must be given to strategic views and site lines from elevated positions around the city

Key

- Development Footprint
- River Frome
- Proposed public space
- Existing enhanced public space
- Key Active Edges:**
Areas of maximum activity interacting with a strategic route or public space
- Primary Active Frontage:**
Maximum activity including building entrances, business frontages, glazed areas and associated provision for external seating, etc. (Activities that increase natural surveillance)
- Residential Frontage:**
Homes and front doors at ground floor with associated porches, seating, planting (defensible space). Subject to flood zone extents
- Secondary Active Frontage:**
Activities including service zones, delivery bays, entrances, parking, glazed areas, etc.
- Shared Service Yard

Key Outcomes

1. Active frontages along the River Frome to create a vibrant route and connect local communities to the wildlife corridor
2. Active frontage and landscaping along Newfoundland Way to create new vibrant street environment
3. Active frontages to connect local communities to heritage buildings
4. Public spaces should be enclosed by active frontages to create safe, friendly and vibrant spaces
5. Buildings should consider active frontages on all appropriate sides to avoid creating hidden or unsafe spaces.
6. Active frontages to create a mix of activities throughout the whole of Pennywell Road.
7. Industrial uses should include active frontages and visibility of the riverside walkway to improve safety.
8. Active frontages should be designed to complement servicing requirements for businesses.
9. Active frontages lining Eugene Street should promote daytime as well as evening activity.

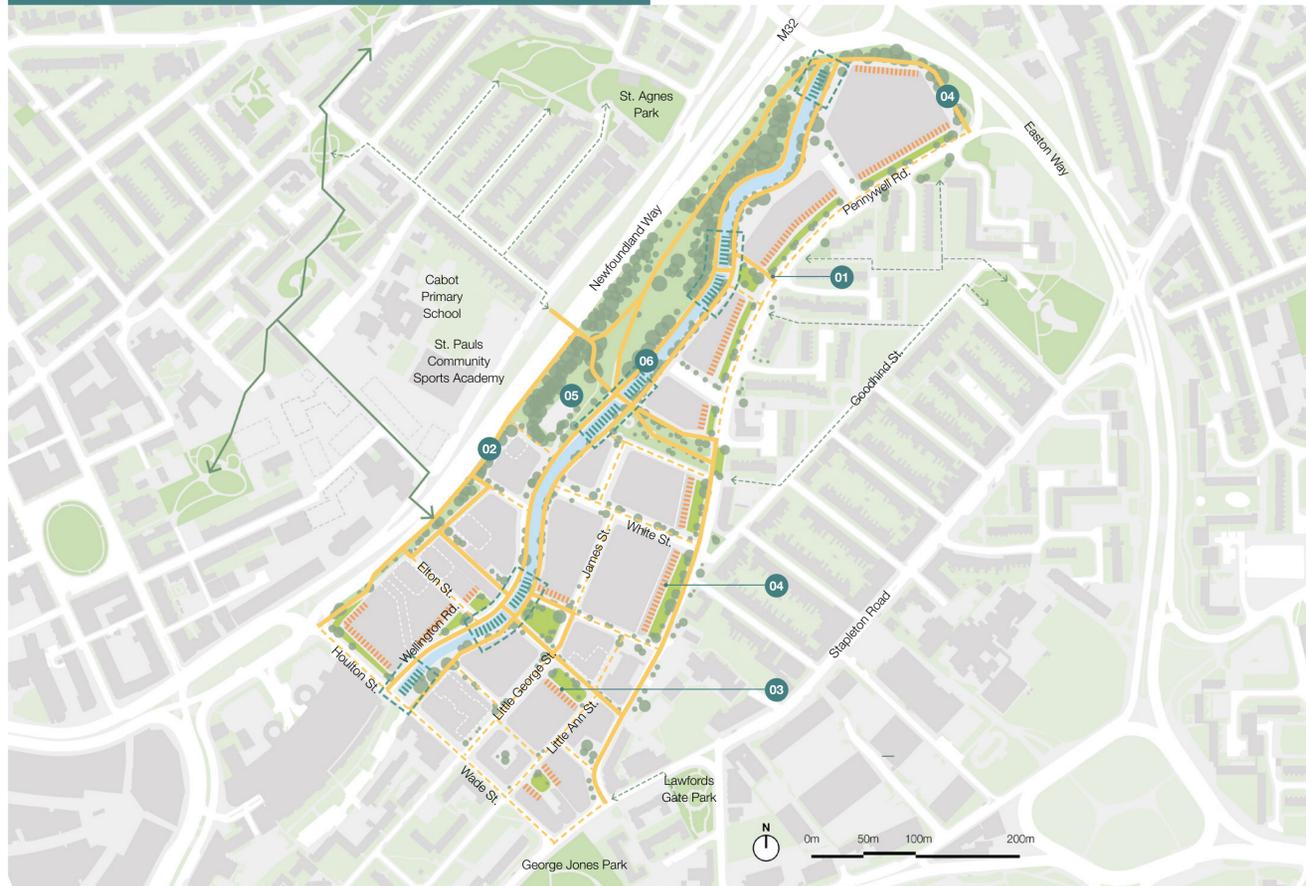
Green & Blue Infrastructure

Green and Blue Infrastructure

New development will be expected to provide new and enhance existing green and blue infrastructure (meaning green spaces and water features) for community use and wildlife. These spaces should be designed to help adapt the area to a changing climate, and include sustainable drainage, tree planting and pocket parks. This will result in an increase of about 1Ha of green space across the regeneration area.

+1.0Ha new public green spaces

Sum of proposed 'Pocket Parks'



Key

- Development Footprint
- River Frome
- Proposed public space
- Existing enhanced public space
- Maximum greening: Green infrastructure priority over parking, service bays etc
- Base level greening: Planting Corridors, Rain Gardens, SuDs, Street Trees
- Development Offset
- Key River Junction: placemaking/ ecological/public amenity opportunities
- St Pauls Green Link
- Pedestrian connection to off site spaces

Key Outcomes

1. Maximum greening will occur on south facing streets with minimal overshadowing. Greening will create space for wildlife and reduce the impact of increasing temperature due to climate change and create a healthier, more pleasant environment
2. Maximum greening provides a 'green buffer' from Easton Way / Newfoundland Way to reduce noise and air pollution
3. Development offsets are required to create new pocket parks throughout the regeneration area
4. Development offsets required on Pennywell Road to soften edge of the residential street using landscaping, sustainable drainage and tree planting
5. Mixed Use Games Area (MUGA) in Riverside Park and all other existing play spaces in the regeneration area to be enhanced as needed
6. Enhance the river corridor to create natural habitat, supporting ecological and creating more opportunities to enjoy the riverside

Green Space 'Big Move'

To help adapt to climate change (particularly flood risk and heat stress), and to improve public health and create more green space for community enjoyment, Bristol City Council (as a landowner) could consider exchanging land parcels with private landowners in the area. We refer to this as the green space 'big move'. It would allow the council to provide a new public green space within the regeneration area. However, this would be very difficult to achieve, and would require significant investment and investigation to understand the feasibility of this.

Provision of additional green space through a single unit, rather than dispersed across the site, may bring further reductions of risk of diabetes, to a value of **£21 million**.

Health Outcomes



Key

- Development Footprint
- River Frome
- Proposed public space
- Existing enhanced public space
- Land Exchange Concept
- BCC Ownership
- Private Ownership
- Flood Zone 3 Extent

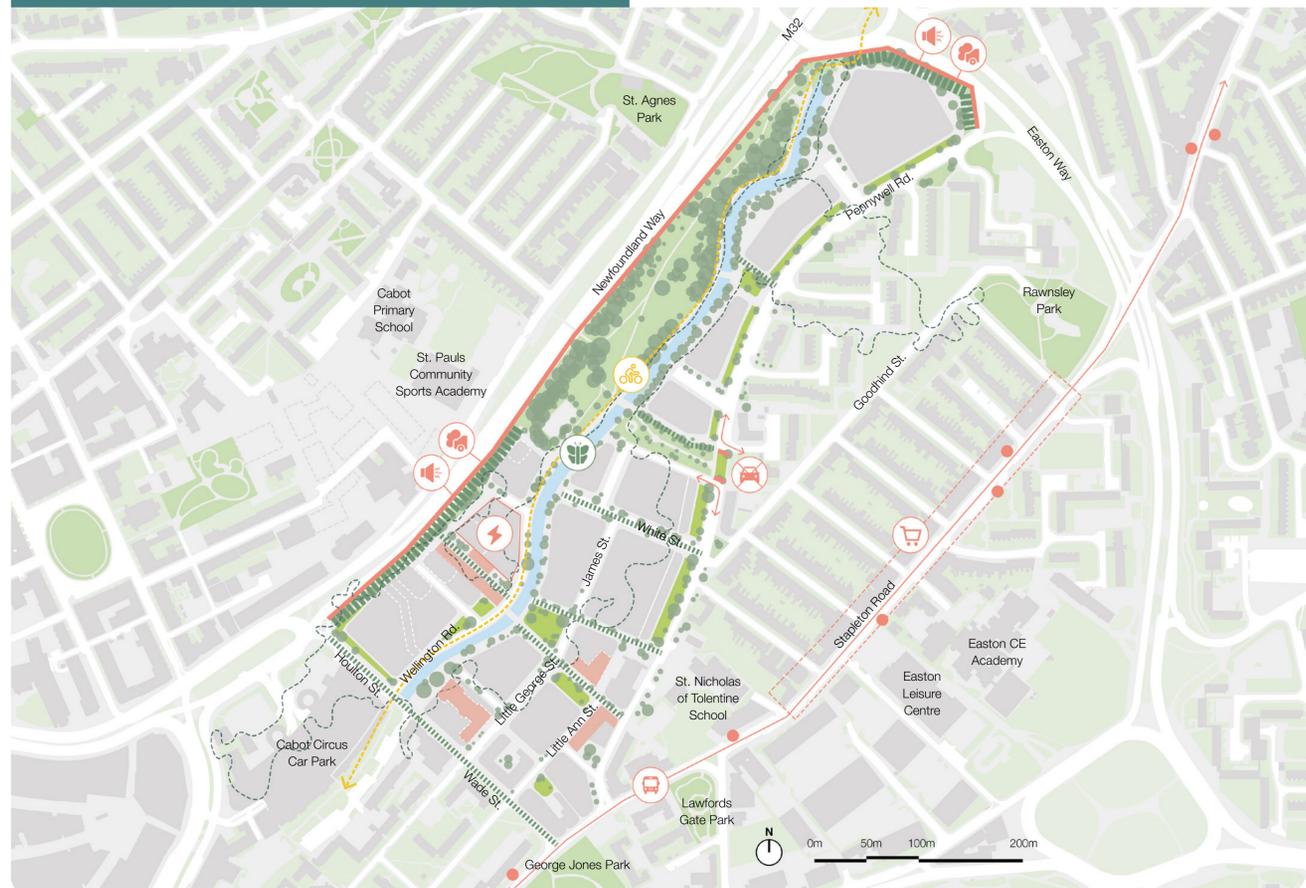
Key Outcomes

1. Central land parcels at high risk of flooding are used to create a new public park. This will help address key regeneration ambitions including increasing the amount of green space, improving public health, and responding to climate change
2. Neighbouring development plots will benefit from improved outlook and proximity to new green space
3. Increased public access and visibility of the River Frome
4. BCC owned land parcel in area of lower flood risk and with prominent views across Riverside Park would be exchanged with private landowners and brought forward for redevelopment (Multi-Use Games Area re-provided in Riverside Park or proposed new park)
5. BCC owned land parcel in area of lower food risk would be exchanged with private landowners and be brought forward for redevelopment

Sustainability and Climate Resilience

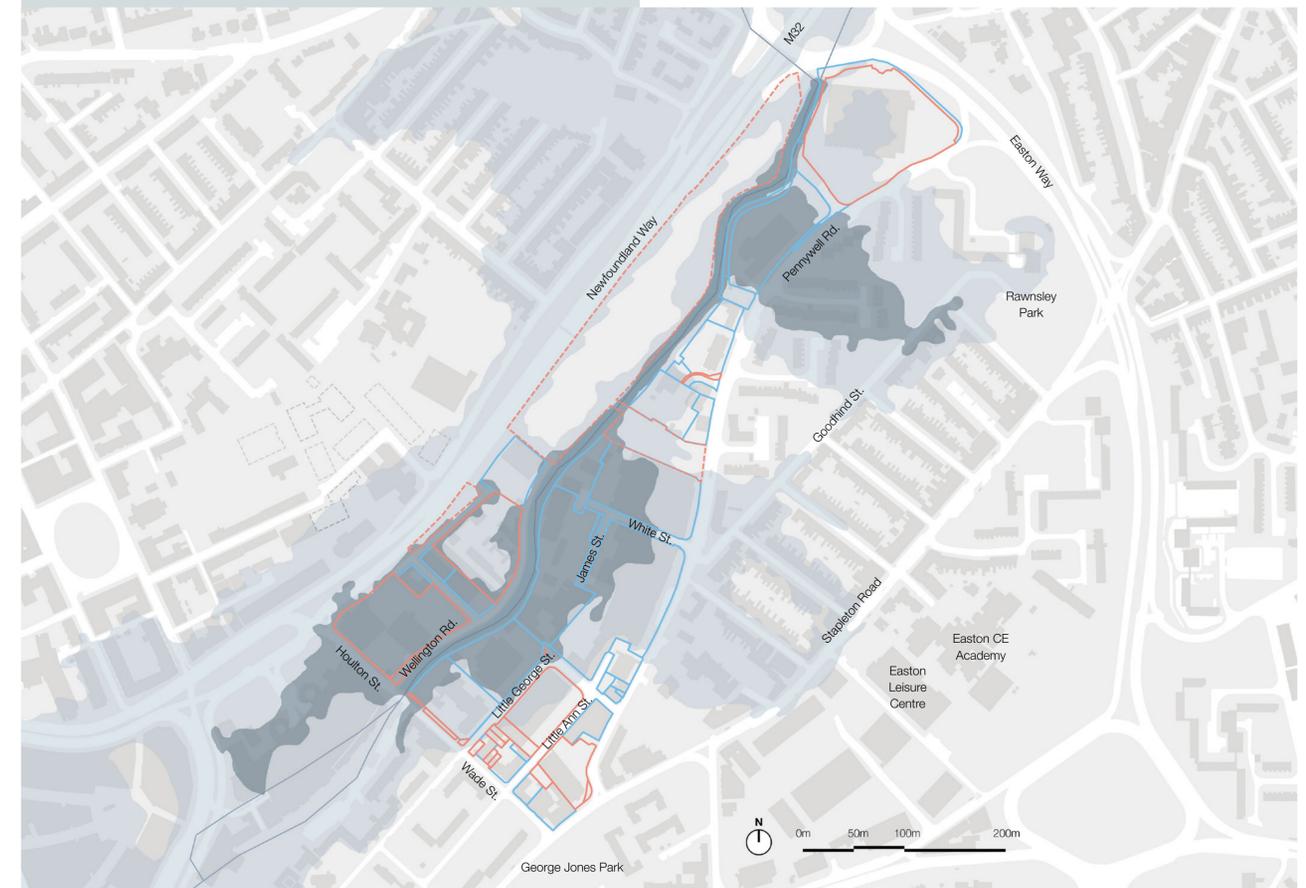
Sustainability and Climate Resilience

In response to the climate and ecological emergencies, the framework proposes a more sustainable future in its broadest sense, including environmental conditions, public health and wellbeing, and economic resilience.



Flood Risk

The River Frome is the most valuable natural asset in the regeneration area, but a large proportion of the area is within a flood zone. Introducing more vulnerable land uses to this area, such as residential use, requires careful consideration of flood risk and safety. The framework proposes a set of flood risk management principles for new development.



Key

- Development Footprint
- River Frome
- Proposed green public space/pocket parks
- Existing enhanced public space
- South facing street greening to minimise urban heat island effect
- Enhance wildlife corridor promotes ecology and diversity of habitats in the area
- Green infrastructure creates a barrier to both noise & air pollution from both Newfoundland Way and Easton Way. Development impacted by pollution must seek to mitigate effects through design
- Developers should explore refurbishment of existing buildings
- Cycle route
- Nearby bus route located on Stapleton Road (3 minute walk from Peel St. Park to Stapleton Road)
- Flood Zone 3 Extents
- Local High Street
- Noise Pollution
- Air Pollution
- Modal filter - No through traffic
- Proposed Energy Centre Location on BCC owned site
- Heavily trafficked vehicular route (noise & air pollution)

Key Outcomes

1. Improve blue and green spaces to increase biodiversity, public health and manage the impacts of climate change
2. Support lower pollution levels
3. Deliver the Frome Gateway District Heating Network to provide low carbon energy
4. Ensure new development is carbon neutral in operation
5. Minimise the overall amount of carbon required ('embodied carbon') to deliver new development
6. Reduce the need to travel, and maximise the use of sustainable forms of transport
7. Minimise waste and maximise adaptability, reuse and recycling
8. Ensure new development and infrastructure is designed with a changing climate in mind
9. Explore strategic projects which can contribute to building a low carbon and sustainable city (such as a sustainable last mile logistics and delivery network)

Land Ownership Key:

- Total site area
14.7 Ha
- BCC Ownership:
Developable Land (+%)
3.3 Ha
BCC Ownerships are subject to leasehold agreements
- BCC Ownership:
Green Space (+%)
3.0 Ha
- Land in private ownership (+%)
6 Ha
- Highways & other infrastructure (+%)
2.4 Ha

Flood Key:

- Not in Floodzones 2/3 **28%**
- Floodzone 3 **37%**
Land having a 1 in 100 or greater annual probability of river flooding
- Floodzone 2 **35%**
Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding
- Site Area **14.70 Ha**

Development assumptions

1. Situating more vulnerable uses away from flood risk areas and ensuring safe access and exit
2. No ground floor residential accommodation in areas most at risk of flooding
3. Basements below ground level in the flood zone are highly discouraged
4. Design buildings to avoid increasing the flood risk and to be resistant and resilient in a flood event
5. Sustainable drainage systems should be used where possible to reduce surface water flooding

Health & Wellbeing

The health and wellbeing of local people is a high priority, and the regeneration framework seeks to maximise health and wellbeing improvements for both new and existing communities. The regeneration framework has been developed alongside a Health Impact Assessment which outlines recommendations and expectations from new development to create a healthy neighbourhood by considering the wider determinants of health. These are things like good housing, employment, clean air, safe and active transport, and strong social relationships.



Key

- | | |
|---|--|
| Development Footprint | Local High Street |
| River Frome | Community Grow Space |
| Proposed green public space/pocket parks | Noise Pollution |
| Existing enhanced public space | Air Pollution |
| South facing street greening to minimise urban heat island effect | Modal filter - No through traffic |
| Enhance wildlife corridor | Proposed Energy Centre Location on BCC owned site |
| Green infrastructure creates a barrier to both noise & air pollution from both Newfoundland Way and Easton Way. | Religious Centre |
| Developers should explore refurbishment of existing buildings | Existing & enhanced Mixed Use Games Area (MUGA) |
| Cycle route | Educational Institution |
| Nearby bus route located on Stapleton Road (3 minute walk from Peel St. Park to Stapleton Road) | Natural Surveillance |
| Flood Zone 3 Extents | Pedestrian Route to high street (3 min walk) |
| | Local Medical Centre |
| | Heavily trafficked vehicular route (noise & air pollution) |

Key Outcomes

1. Accessible and affordable homes
2. Efficient and well-designed homes to protect from overheating in summer and fuel poverty in winter
3. Avoid new hot food takeaways
4. Create a diverse range of local employment and training opportunities, including affordable workspaces
5. Support social cohesion, inclusivity and sense of belonging by involving communities in shaping change
6. Ensure sufficient local healthcare services for a growing population
7. Support community organisations and services to increase their capacity to do more
8. Improve access to green spaces and nature to support physical activity and wellbeing
9. Enhance wildlife along the River Frome to bring ecological and mental health benefits
10. Minimise the exposure to noise and air pollution through building design responses and use of 'green buffers'
11. Modal filter on Pennywell Road to reduce traffic, increase safety and reduce air and noise pollution
12. Improve walking and cycling infrastructure to encourage physical activity
13. Increase natural overlooking and design out opportunities for antisocial behaviour to reduce crime and improve feelings of safety
14. Promote community food growing spaces in green spaces
15. Reuse materials and refurbish buildings to reduce the environmental impact of construction
16. Safe escape is needed for flooding

Delivery Strategy

Redevelopment of individual sites will typically be delivered by private developers. The framework will primarily be realised by active engagement between Bristol City Council and developers through the planning process, to ensure proposals are in accordance with the vision and objectives set out in this document.

Bristol City Council also has a leading role to promote the vision, coordinate site-wide infrastructure and work collaboratively with public bodies, private stakeholders and communities.

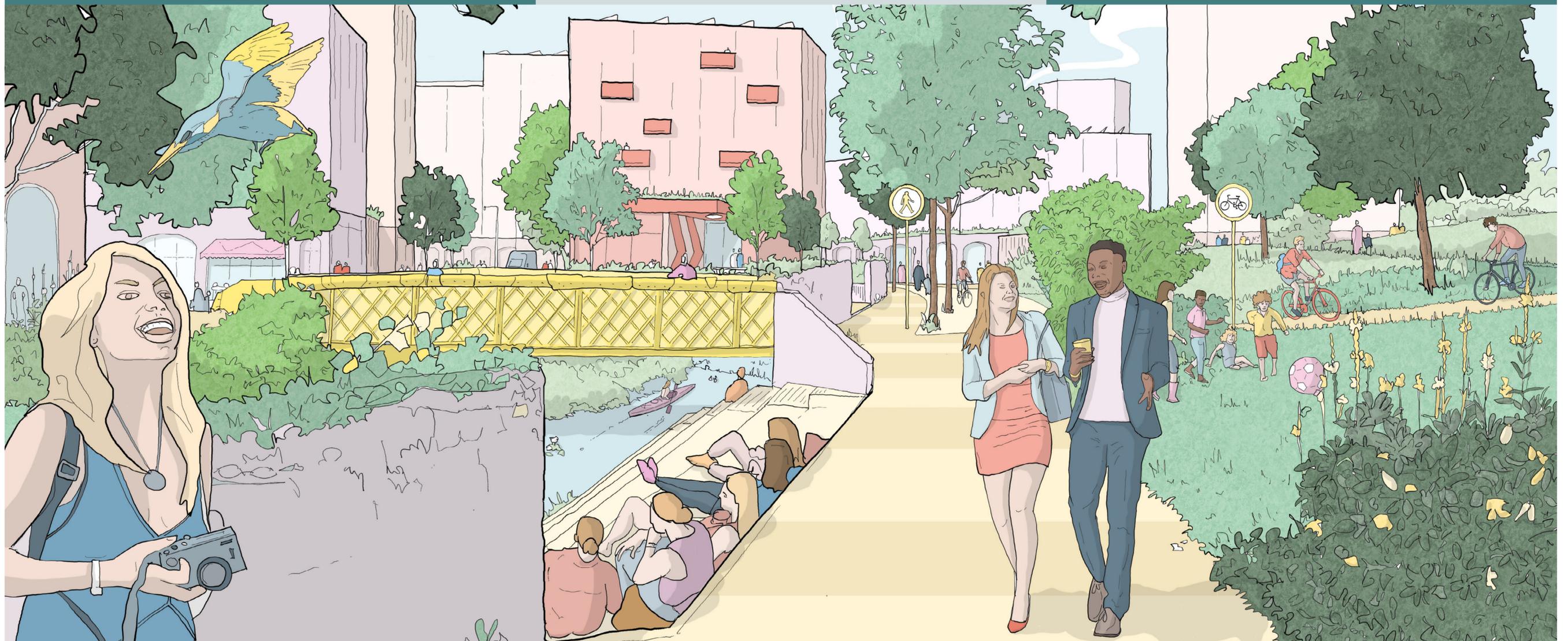
Regeneration will happen in phases over approximately 15 years and requires actions in the short, medium and long term. Bristol City Council intends to kick-start regeneration with a number of overarching and site-specific initiatives.

Overarching Interventions/Initiatives

- Continued community engagement
- Undertake community co-design for the open spaces, public realm, landscape and river restoration
- Produce a Social Value Strategy for Frome Gateway
- Work with existing businesses to better understand their needs and aspirations
- Work collaboratively with landowners and developers
- Continue work to embed health and wellbeing
- Explore a Frome Gateway Local Lettings Policy
- Produce a Frome Gateway Cultural Strategy
- Explore a ground floor affordable lettings/ workspace strategy

Site-specific Interventions/Initiatives

- Redevelop Universal House (at the north end of the site) as a Low Carbon Logistics Hub
- Redevelop Wellington Road Depot (at the southwest of the site) as a District Heating Network Energy Centre
- Carry out a detailed movement study to better understand the implications of movement proposals
- Deliver a river restoration project
- Explore the feasibility of the 'green space big move'





Peel Street Parlour

WELCOME TO
Peel St
GROW
PICK
EAT
REPEAT

Maker's Quarter
Riverside Park
Stapleton Rd.
Industrial Qtr.



GLOBE HOUSE

Eugene St Works

to the RIVER