FROME GATEWAY – SCOPE OF COMMUNITY INFLUENCE

1	**Parts of the framework which the community will be invited to develop and deliver solutions with us include:**

a. **Character and identity** How the place looks and feels through definition of the existing character and identity.	Explanation: The community's views will be a strong influencing factor over these design elements and opportunities will be made available during and after the development of the framework for the community to get involved in developing and delivering solutions on these aspects as much of possible
b. **Public art** Art in any media whose form, function and meaning are created for the general public through a public process. Public art is visually and physically accessible to the public; it is installed in public space in both outdoor and indoor settings.	
c. **The name of the area** How the area the area is known, what it is called, the name of any new streets or public spaces.	
d. **Community and cultural assets** The use, design and location of any new community and cultural spaces delivered by the project.	
e. **The design and long-term management of public spaces** How spaces look, what their function is and how the community uses them.	

2	**Parts of the framework which the community will help to shape alongside other factors include:**

a. **Overall vision, objectives and identity of the future area** What the place could be and how that relates to the existing character and identity.	Explanation: The community's views will have some influence over these design elements; however, they will need to be balanced against a range of other influencing factors. Other influencing factors include:
b. **Streets and highways design** The qualities and characteristics of new and existing streets.	
c. **Land use** What type and mix of uses will be in the area for example businesses, new homes, workspace.	- Existing and emerging national and local planning policy (most notably Draft Policy DS5: Frome Gateway in BCC's Local Plan Review and the Urban Living Supplementary Planning Document).
d. **Building types and mixes** The size and uniformity of buildings. Large buildings may occupy an entire block, whereas the same area could be developed with a variety of smaller buildings.	- Long-term city objectives such as those set out in the One City Plan and associated strategies including the Climate Strategy and Ecological Emergency Strategy.
e. **Approach to density including building heights** Density is a way of measuring the quantity of people or things in each area or space. Building heights express how tall a building will be.	
f. **Movement and connections** How people move through the space in various ways including, walking, cycling, public transport or private vehicle.	- Local/best practice design guidance including neighbouring Conservation Area guidance, as well as neighbouring masterplan
g. **Healthy living strategy**	

How regeneration enables communities to thrive and supports mental and physical health and wellbeing.	designs (e.g. City Centre Framework and Old Market Neighbourhood Plan).
h. Climate emergency response In November 2018 Bristol City Council declared a climate emergency. This included a pledge to make the city of Bristol carbon neutral by 2030. In 2020 the council released the One City Climate Strategy which sets out how we will work to achieve this goal.	- Landowner objectives and constraints for their sites. - City transport objectives (such as encouraging sustainable travel) - Urban design analysis including ensuring design proposals contribute to enhancing networks beyond the immediate site boundary (such as transport and ecological networks).
i. Ecological emergency response and strategy In February 2020, Bristol City Council and One City partners declared an ecological emergency in response to the decline in wildlife in Bristol. In September 2020, the One City Ecological Strategy was published which sets out how we will work to address this.	- Land values, commercial market assessments and development viability.
j. Flood mitigation Reducing the severity and seriousness of flooding using physical measures including defences, Sustainable Urban Drainage system design, public realm and landscape design.	- Technical, engineering and safety requirements. - Cost and maintenance considerations.

3	Parts of the framework which the community will **be informed** about, but have little influence over, include:

a. Flood risk management The process of dealing with flood risk from a range of sources using measures such as defences, strategy and planning.	Explanation: Some elements of the framework are driven primarily by specialist, technical or legal considerations or requirements, and are therefore largely outside of the control of the community (e.g., flood risk management) and/or the project team (e.g., land values). These elements can be considered as 'fixed', and the community will be informed of the outcome of these elements of the framework.
b. Land values, development viability and the overall quantum of development Land values refer to the cost of buying land for development. Development viability is a measure of how deliverable a development is when the overall costs and returns are weighed up against each other. The quantum is the amount of development proposed for a site, often decided by development viability.	
c. Phasing of future development	
d. Land ownership issues and site boundaries The person/ company/ trust that owns the land. This can be public (the council or other public body) or private (individuals, businesses, developers etc). Site boundaries are defined by landownership and are often fixed.	
e. Critical infrastructure and utilities The services which are required to make a site developable. This might include flood risk measures to protect the area from flooding, utilities to support new uses, and increased capacity of existing services (for example electric and energy networks).	
f. Amount of affordable housing The amount of affordable housing that is provided in a development is guided by planning policy and determined through the planning application and negotiation process (where affordable housing contributions need to be considered alongside developer contributions to local infrastructure for example).	

Stakeholder	Definition
Landowner	A person or organisation who owns land. There are approximately 30 different landowners within the Frome Gateway area, including Bristol City Council.
Developer / investor	A developer is a person or organisation that buys land or buildings in order to build new, or improve existing, buildings in order to make a profit (such as homes or workspaces). Investors put money into (or 'invest in') projects with the aim of making profit (such property development projects). Developers often work closely with investors to deliver regeneration projects, whereby the investor provides the money to enable the developer to buy/develop land or buildings, and then share the profits between them.
Community	A group of people who share a common characteristic or interest. The Frome Gateway community includes anyone who uses or has an interest in the area, such as residents, businesses, community organisations, landowners, and other users of the space (e.g., commuters).
Voluntary and community organisations	Bristol has a thriving voluntary and community sector. Often known as the 'third sector', these organisations are outside of government and profit sectors. They can: - deliver services - support other community groups - lobby for a specific issue (such as better walking or cycling routes) They are self-governing organisations, some being registered charities, some incorporated non-profit organisations and some outside both these classifications. Examples of voluntary and community organisations include Old Market Neighbourhood Forum, the Civic Society and Horn Youth Concern.
Local Planning Authority	Usually the planning department of the council, empowered by law to exercise urban planning functions for the council area (such as setting planning policies and determining planning applications). Once complete and endorsed by its Bristol City Council's Cabinet, the council's Local Planning Authority will take the Frome Gateway Regeneration Framework into consideration when determining planning applications.
Bristol City Council / Local Authority	The local government administration for the city of Bristol, with representatives elected by those who live there. Local government is responsible for a range of services for people and businesses, including social care, schools, housing and planning, waste collection, licensing, business support and pest control.
National Government	The Government of the United Kingdom is the central government led by the Prime Minister (currently Boris Johnson). National government is responsible for setting legislation, tax systems and national policy (such as the National Planning Policy Framework which all Local Planning Authorities must adhere to).
West of England Combined Authority (WECA)	WECA was set up in 2017 to make decisions and investments that benefit people living and working in Bath and North East Somerset, Bristol and South Gloucestershire. The aim of WECA is to deliver economic growth for the region and address some of the challenges of productivity and skills, housing and transport. Alongside Bristol City Council, WECA are the primary funder of the Frome Gateway Regeneration Framework.
Environment Agency (EA)	The EA is a public body which was established to protect and improve the environment. The EA are responsible for managing the risk of flooding from main rivers and the sea. It is also responsible for the treatment of contaminated land, water quality, fisheries and ecological conservation. Because of the extent of flood risk across the Frome Gateway area, the EA are an important project stakeholder.
Utility Providers	Utility Providers install, improve, maintain, relocate or repair utility services (cable, electric, natural gas, telephone, telecommunication, water and wastewater). Utility Providers play a crucial role in ensuring new development are connected to service networks.
National Highways	National Highways is a public body which is responsible for operating, maintaining and improving England's motorways and major A roads. It aims to ensure all major roads are more dependable, durable and safe.

Phrase	Definition
Commercial market assessment	Commercial market assessments can range from assessment of housing need to sectoral economic analysis. They are used to inform regeneration projects to ensure proposals are appropriate for their location.
Development viability	Development viability is a measure of how deliverable a development is when the overall costs and returns are weighed up against each other, such as the cost of land, construction costs, sales values, landowner profit, and contributions to infrastructure projects (such as through the Community Infrastructure Levy) to support development.
Heritage assets	Heritage assets refer to historically or culturally important buildings or structures which are often protected in law (e.g. through Listed Building status).
Infrastructure	Infrastructure is a broad term to describe components of cities which are important for it to function successfully. Infrastructure can be broken down into three main types of infrastructure: • Physical infrastructure – roads and cycle paths, energy networks, public transport systems, etc. • Green infrastructure – green and blue spaces which provide natural services and public enjoyment • Social infrastructure – community centres, health facilities, schools, etc.
Landowner objectives	Landowner objectives may include profit from development as well as achieving environmental and social outcomes (e.g. delivery of new homes).
Regeneration	City regeneration involves public and/or private investment to bring about improvements to an area's physical environment and local services to increase employment opportunities and quality of life. Regeneration can take many forms, from community-led projects to transformative reconstruction.
Regeneration Framework	Regeneration frameworks bring together city planning, transport and design expertise into a single long-term area-wide vision and strategy for change. Where whole areas (rather than single development sites) are expected to see significant change, Regeneration Frameworks aim to achieve better quality outcomes by bringing key stakeholders together to look at how an area functions as a whole.
Public spaces	Public spaces are areas designated for public enjoyment and use. They can range from streets and pocket spaces to parks. Examples in Bristol range from Millennium Square in Bristol City Centre to Dame Emily Park in Bedminster.
Stakeholder	A stakeholder is any person or organisation who has an interest (or 'stake') in a project. Stakeholders can range from an individual person to a community group, local business, infrastructure/service provider and government agency (e.g. Environment Agency).
Sustainable/ active travel	Sustainable travel includes walking, cycling and public transport. Sustainable travel options tend to be lower-carbon intensive, enhance physical and mental wellbeing, and reduce socio-economic inequality.
Tree Preservation Order (TPO)	A Tree Preservation Order (TPO) is a legal protection placed on trees to make sure they are not lost or damaged.
Urban	Urban is a term used to describe built up areas (e.g. towns and cities). It is the opposite of rural (e.g. countryside areas which are predominantly green).
Urban design	Urban (city) design is the art of creating and shaping cities and neighbourhoods. It draws upon the arrangement and design of buildings, public spaces, transport systems, and services. Urban design aims to create neighbourhoods which are vibrant, engaging, characterful, and well-functioning.
Utilities network	Utilities refers to things such as waste and water infrastructure as well as cabling needed for phone and internet services.