



Local Area Vision 2017

Purpose

This document articulates the view of Windmill Hill City Farm on regeneration and change in our neighbourhood. It reflects primarily the views of the staff and trustees of the organisation.

Background

The neighbourhood in which we are based is the home of our community. It is an urban environment that is undergoing continual change. We need to both respond to the changing needs of local people and to lead the way in thinking about what we might want our area to be like in the future.

This document sets out our vision of what we would like our area to be. It does not claim to represent the views of local people, however as a community-based organisation that is in touch with its members and users, it does reflect local views and aspirations.

We aim to use this vision to guide our own decisions on what actions we take as well as to share it as a means of influencing what third parties may do in the area. It will form the foundation of our responses to consultations on local developments.

Neighbourhood

Our interpretation of 'Windmill Hill and the neighbourhood thereof' – the phrase used in our articles of association – covers the area south of Bristol docks, to the east of Ashton Gate, to the west of St Anne's Park and to the north of Bedminster Down, Hartcliffe Way and Airport Road. It is an area that has permeable boundaries, but does not extend outside the City of Bristol. Within those boundaries are numerous communities defined by geography and interest. Our greatest interest will be in developments that are closest to us – geographically and philosophically.

Vision

Our vision for the neighbourhood is based in our values and mission as set out in our strategy and articles of association. The organisation will support development within the neighbourhood where it promotes the following aims.

Has a positive impact on the environment

Developments should improve the health and wellbeing of the people, animals and plants in the neighbourhood. Recognising that all development will bring more people, traffic and consequently emissions of waste (eg air pollution, water use, rubbish disposal) into the area, we expect developers to minimise those impacts in their control, to be mindful of impacts beyond their development boundary and to mitigate environmental impacts resulting from the development.

We support developments that are designed to reduce energy demand and incorporate appropriate on-site renewable energy infrastructure. New development should also incorporate high quality green infrastructure, designed to serve the needs of local communities and deliver environmental functions such as flood management, climate adaptation, wildlife corridors and the improvement of air quality.

Develops the sense of community

We seek development that enables people to develop a collective sense of identity that relates well to their neighbourhood and enhances the life of the city.

Develops a sense of place

Development should be premised on a mixed model of activity (somewhere to work, rest and play) and actively provide a mixture of shops, workplaces and community infrastructure alongside



residential units. Provision of public art and enjoyable landscaping should contribute to developments being distinct, having their own character that recognises the heritage of the area.

Promotes diversity and community coherence

We will support developments that encourage a mixed society of people with a variety of incomes, backgrounds and life circumstances to live in them and be part of them. Social housing, affordable homes and mixed sizes of dwelling can all contribute to ensuring a good mixture of people.

Provide good public realm and services

New developments should provide public facilities (eg doctor's surgeries, toilets, schools, public transport) to serve the community living there and provide a public realm and open spaces that are pleasant, exciting and sociable. New public spaces should remain in public ownership and be fully accessible.

Recognises and takes advantage of the urban context

Developments should encourage active frontages that make the spaces vibrant throughout the day and invite connections to surrounding communities.

Is part of a coherent vision for its wider neighbourhood

Any significant regeneration of the neighbourhood should be informed by a 'master plan' for the area that is developed with the involvement of local people. This is essential to set out how the needs of existing and future residents are to be met.