

Statement from the Hotwells and Cliftonwood Community Association (HCCA) for the consultation on the development of Western Harbour (Harbour Hopes)

The following comments refer to the open space on the north side of the Cumberland Basin known locally as the Piazza, previously known as Lockside Park.

HCCA notes that in the **Bristol Central Area plan - policies map** (adopted March 2015) the western Piazza area is highlighted in light green and in the map key this colour denotes an area designated as an Important Open Space.

HCCA notes that in the **Local plan review - new protection for open space** (consultation March 2019 but not yet adopted) that new designations: Local Green Spaces and Reserved Open Spaces, have been applied to open and green spaces. HCCA also notes that the Piazza, formerly designated an Important Open Space, has **not** been listed in either of the new categories.

HCCA failed to point out during the 2019 consultation process that the Piazza had not been given either of the 2 new categories and wish to take this opportunity to rectify that.

HCCA would like to point out that the criteria for open space to be released for development, as detailed in BCS9 (Core Strategy) (i.e. they are no longer important for recreation, leisure and community use, townscape and landscape quality and visual amenity, and development of all or part of an open space would result in improved urban form or an enhancement to existing open space areas) have **not** been met.

HCCA would like to draw BCC's attention to the fact the Piazza is very important for recreation, leisure and community use. HCCA has organised activities and events there over the last 11 years involving the local community of all ages. These activities and events are on-going. Additionally other organisations use the space, for instance, regular outdoor fitness training sessions take place there on a weekly basis. HCCA has installed seating for casual visitors, and the area is looked after and gardened by the Friends of the Hotwells Piazza Group under the umbrella of HCCA. HCCA has operated under the auspices of a CLOPUD (Certificate of Lawfulness of Proposed Use or Development).

HCCA would like to point out that the area was designed by Dame Sylvia Crowe to provide a pleasing urban park and landscape, and visual amenity of the Suspension Bridge and that any development would impact negatively on the landscape and visual amenity she created.

HCCA has noted that DS4 (Bristol Local Plan Review: draft policies and development allocations) details that there is an intention to produce 'high quality public open spaces' in any future Western Harbour development. HCCA would like BCC to explain how this will be achieved. Specifically how much land will be given as compensation for lost open space to the existing community, and how much will be allocated to the new communities which will be created as a result of any development in the Western Harbour area?

HCCA understands that the BCC aspirations for Western Harbour are at an early stage and that BCC has a desire to engage with the community and work effectively and collaboratively with all stake holders, including the local community. HCCA understands that there will inevitably be some changes to the road network in the area.

HCCA requests that the Piazza space, which is valued and used by the community, is given the Reserved Open Space designation which it deserves, so that when the consultation on the development of Western Harbour takes place its important status will be taken into account. HCCA also points out that there is no other designated public open space in the Hotwells, Cliftonwood and Spike Island area.

HCCA notes that opportunities for feedback on the Local Plan Review will be made available in Spring 2022, however HCCA feels that this issue is very important and should be addressed by BCC without any further delay and taken into consideration during the Western Harbour development consultation process.

Dennis Gornall, Chair. Hotwells and Cliftonwood Community Association.