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By email: [suzanne@lockleazent.co.uk](mailto:suzanne@lockleazent.co.uk)  
cc. Lockleaze Ward Councillors (Cllr Heather Mack, Cllr David Wilcox)

9 February 2023

**Re: Re-development of the Cameron Centre and former Police Station Site**

Dear Suzanne,

Thank you for your email dated 2 February 2023 in relation to the proposed redevelopment of the Cameron Centre and former Police Station Site.

As you know the Council has developed design proposals to bring forward c. 37 new homes (100% Council Housing) and new higher quality community space on the site – and will shortly carry out a further period of public consultation, prior to submitting a planning application.

Following discussion with the relevant officers we would like to address the concerns you've shared. We hope this letter will provide some assurance with regards to the potential impact of the development proposals on Lockleaze Neighbourhood Trust, and how the Council and LNT can work together as the current plans are developed in more detail.

**Community Asset Transfer (CAT) Process**

As you know the Council's Community Asset Transfer (CAT) policy allows eligible community-based organisations to submit expressions of interest and apply for a CAT lease to manage community buildings.

We recognise that Lockleaze Neighbourhood Trust are long-standing occupiers of the existing Cameron Centre building, and that LNT provide valuable community services and activities from the current community space such as those you've listed.

In light of this, the Council is willing to engage with Lockleaze Neighbourhood Trust as the sole applicant to lease the new, re-provided community space in the new development.

This would not circumvent the need for LNT to submit a formal CAT application for consideration by Bristol City Council, however we could potentially begin the CAT application process while the planning process is ongoing so that the work can progress in parallel.

### **Planning Application**

As you know, the Council has been considering the redevelopment of the Cameron Centre site for some time, and previous rounds of public consultation took place in 2022.

Given the need to move forward with the delivery of new Council Housing, we now intend to proceed with a further period of public consultation this month, make any final amendments to the proposals in light of feedback, and submit the planning application before the end of March.

LNT as the designated Neighbourhood Planning Group and local community organisation, along with the wider local community, will have the opportunity to provide further comments on the draft design proposals during the public consultation period, and during the planning application process once submitted.

The planning application will determine the area of community space in the new development which LNT would apply to lease through the CAT process. Under planning policy, the Council is required to re-provide a community space equivalent to the current provision of c. 250 square metres, however our design proposals provide a space 20% larger than this minimum requirement, at c. 302 square metres.

The planning application will not determine the exact use of the community-space, or the internal layout. The Council would be happy to work with LNT further during the CAT application process to shape the detailed design to meet LNT's future aspirations for the community space, subject to the overall financial viability of the development and the need to balance competing design considerations including new Council Housing delivery.

### **Potential Timeframe for Start of Development**

Any future development is subject to submission and approval of a planning application and, if approved, subsequent work to appoint a construction contractor. Given the time these steps are likely to take, it's very likely that there will be no impact or disruption to the community activities within the existing Cameron Centre building until at least early 2024.

At that stage, which is at least a year away, we recognise that the need to vacate the current building will obviously be disruptive to the services LNT currently offer, and the Council will work with LNT to minimise the impact where possible, once we have a clear timeline for construction. This could include assisting LNT to find temporary alternative accommodation for community activities, and planning the construction programme to have the shortest possible gap between closure of the old space and completion of the new building.

In the meantime we will look to maintain an open dialogue with you as plans for the new development progress, and we hope we can work collaboratively together to deliver a high quality new development which will benefit the community in Lockleaze.

I would welcome the opportunity to meet you to discuss further, if helpful.

Yours sincerely

*Thomas Renhard*

**Cllr Tom Renhard**  
**Cabinet Member for Housing Delivery and Homes**