



Bristol Core Strategy Examination 2010

Bristol City Council's Response to Inspector's Comments and Questions

Position Paper: Delivery in South Bristol

11 May 2010

Position Paper: Delivery in South Bristol

This paper has been prepared in response to the Inspector's request for information regarding housing delivery in South Bristol. The paper should be read with reference to the Infrastructure Delivery Programme.

1. The Context of South Bristol

1.1 South Bristol encompasses all of the Bristol local authority area to the south of the River Avon. Within the Core Strategy, 10,000 dwellings are proposed for delivery in South Bristol between 2006 and 2026.

1.2 The Strategic Housing Land Availability Assessment (SHLAA) estimates indicate that 10,713 dwellings can be delivered by 2026. Of this figure, 1,883 were completed between 2006 and 2009. A further 2,493 dwelling 'commitments' have been identified for the period 2009 to 2016. The combined total of the above is 4,376, which leaves planning permissions for a further 6,337 dwellings to come forward in the period to 2026.

1.3 As a proportion of this residual figure, some 2,245 dwellings are planned to be delivered within the Knowle West Regeneration Framework Area and in the region of 1,200 dwellings on Hengrove Phase 2 (see Section 4 below).

1.4 This indicates that in approximate terms, of the 10,000 dwellings planned in the Core Strategy, approximately two thirds of this total have been and are likely to be delivered on sites that will come forward as market viability improves and are not so dependent on intervention either through external funding from, for example, the Homes and Communities Agency (HCA) or on major transport infrastructure.

(These figures and assumptions are based on the Bristol Residential Survey Report 2009, Five Year Housing Land Supply 2009-2014 and the SHLAA 2009.)

2. Regeneration Areas

2.1 While development will occur across South Bristol, intervention is proposed in identified locations to stimulate regeneration and development. These areas are centred around the Hengrove/Hartcliffe Roundabout and include Knowle West, Hengrove Park and the Hartcliffe Campus. These areas are currently affected by poor accessibility, low value market conditions and in the case of Knowle West, a perceived poor image for investment.

3. Single Conversation: Joint Delivery and Infrastructure Investment Plan

3.1 The West of England Partnership (WoEP) in consultation with the HCA, the Regional Development Agency (RDA), Government Office for the South West (GOSW), Highways Agency and other stakeholders has prepared a Delivery and Infrastructure Investment Plan. This was completed in accordance with the 'Single Conversation' initiative in April 2010, to support growth in homes, jobs and communities in the sub-region. For South Bristol this includes provision for various projects as detailed where relevant below. The West of England Partnership report: 'Single Conversation: Joint Delivery and Infrastructure Investment Plan' is available via the following link: <http://www.westofengland.org/single-conversation>

4. Completed and Current Projects:

4.1 Regeneration and development in South Bristol has already commenced and includes the following:

A: Hengrove Park and Hartcliffe Campus

4.2 On Hengrove Park the Council secured outline planning consent for a housing-led masterplan in 2005. This masterplan was not implemented. However, informed by the original plan, a 16 hectare Phase 1 project emerged comprising of the following elements (accessed from Whitchurch Lane):

- South Bristol Skills Academy: A new City of Bristol College campus to replace the outdated and smaller existing facility at Marksbury Road, Bedminster. The new facility will provide education opportunities at post 16, post 18 and post 21 and 25 age group levels and is due to open in September 2010.
- South Bristol Community Hospital: A start was made on site in March 2010. The hospital is due to open in spring 2012 and has been financed by the NHS.
- South Bristol Leisure Centre: A sports and swimming complex. Following financial closure in April 2010 building work is due to commence shortly and is being funded through a private finance initiative.

4.3 Phase 1 is intended to improve the quality, access and capacity of key public services for existing and future residents and employees. The total investment is in the region of £100 million. Phase 1 also includes serviced plots totalling 5.7 hectares which will shortly be promoted for residential and employment use.

- On Hartcliffe Campus, south west of Hengrove Park, the Bridge Learning Campus was opened in January 2009. The Campus provides educational facilities for a wide age range from pre-school to 19. The campus includes a primary school, a secondary school, a special school, a student support centre and a dedicated Bridge College Centre offering vocational qualifications for 14 to 19 year old students as well as adults.

4.4 To bring forward the remaining development opportunities of the area significant investment is required in masterplanning, site assembly, site preparation, highways and utilities, community facilities and public transport. Owing to development values and market uncertainties, public investment is required to initiate the development with the subsequent sale of development sites expected to match public investment by about 2020.

4.5 In order to progress this work the HCA through the Single Conversation process has been requested to invest £0.4m between 2010 and 2013 and a further £15m in 2014/15 in support of masterplanning, detailed design and procurement of public works at these locations.

4.6 Anticipated outcomes include a serviced mixed-use development scheme, to include approximately 1,200 homes, employment floorspace and open space with associated facilities to serve a wider area. Following masterplanning and site preparation, subsequent development is expected to continue until at least 2020.

4.7 It is anticipated that the Council will commence work on the preparation of a masterplan for Phase 2 of Hengrove Park and Hartcliffe Campus during the current financial year.

B: Somerfield House (accessed from Whitchurch Lane)

4.8 A refurbished building (formerly the headquarters of the Somerfield PLC) was opened as an administration centre for Bristol City Council in November 2009. 700 staff from various Council offices across the city have been relocated to this building.

C: Knowle West Regeneration Framework

4.9 Bristol City Council together with the HCA and the South West of England Regional Development Agency (SWRDA), appointed consultants Urban Initiatives in 2009 to assist on the development of an area-wide framework for the future regeneration of the Knowle West estate over the next 20 years. The area extends over some 325 hectares and may include some 35 hectares of development sites. The Knowle West Regeneration Framework is expected to provide new homes, jobs, community facilities and infrastructure.

4.10 The Framework is in the later stages of preparation and is due to be completed later this year. It will set out a range of development scenarios detailing various levels of intervention, with a recommendation to deliver around 2,245 homes, new community services, retail facilities, light industrial and other employment floorspace.

4.11 Within the WoEP Delivery and Infrastructure Investment Plan, the HCA is requested to fund the following projects within the Framework to overcome development viability issues and support the provision of affordable homes.

- The redevelopment of the Kingswear and Torpoint former council estate. Proposals are being prepared for new housing, better access, improved open space, local employment and the development of between 400-500 homes (this would result in a net increase in dwellings of 363).
- Filwood Broadway Corridor: Site assembly, design, planning preparations, demolition and clearance.
- Inns Court: Redevelopment of a housing area. Funds are required to support scheme design and planning preparations.
- Masterplanning and site preparation of various infill sites.

Approximately £78 million of HCA funding is being requested for these proposals.

D: Transport Initiatives: The South Bristol Link and the North Fringe to Hengrove Package

4.12 In March 2010 a Major Scheme Business Case submission was made for these projects to the Department for Transport. (Maps showing the routes of these two schemes are appended to this paper.)

- The South Bristol Link is a rapid transit link between Ashton Vale Park and Ride and Hengrove Park; with a parallel highway between Ashton Vale and the Cater Road roundabout; with parallel cycling and walking facilities and complimentary traffic management measures on surrounding highways.

- The North Fringe to Hengrove Package includes a new rapid transit route linking Hengrove Park to the City Centre with further links out to the north and east fringes of the City.

Both of these schemes are planned for completion in 2017.

- In addition to these projects the Callington Road Link/Bath Road Improvements project is looking at options on how to link the A4174 from a roundabout on Callington Road to the south, northwards along a disused railway line to a roundabout at the southern end of the A4320 at St Philips Causeway. The Callington Road Link is included in the West of England Joint Local Transport Plan and the scope of the scheme was extended to also include improvements to the A4 Bath Road through the Regional funding Allocation (RFA) process. The scheme is due to commence in 2018/19 (RFA2).

4.13 The completion of these projects is expected to considerably improve accessibility to South Bristol, leading to increased commercial viability for development in the area.

5. Co-ordinating Delivery:

5.1 The Council has established a cross-departmental Housing Delivery Programme Team which is co-chaired by the Council's Service Director for Planning and Sustainable Development and the Council's Head of Strategic Housing. The objectives of this Programme are as follows:

- To set out the Council's housing timetable within agreed priority areas
- To ensure activity is coordinated through agreed projects
- To develop appropriate interventions to stimulate market recovery – including the coordination of allocated funding towards priority growth areas
- To monitor the delivery of units against agreed benchmarks (including the MAA, Core Strategy, Single Conversation and affordable housing targets)

5.3 The Housing Delivery Programme Team also links with neighbouring WoEP authorities to liaise over delivery issues, the Single Conversation and West of England Investment plans.

5.4 In addition a senior post within the Council will be responsible the co-ordinated delivery of housing and regeneration programmes in South Bristol.

6. Contingencies:

6.1 In terms of transport, in advance of the delivery of the major transport projects mentioned above there are other transport schemes that should be mentioned which will help to improve accessibility and deliver housing growth. Improved bus routes have already been introduced between Hengrove and Hartcliffe in South Bristol and the North Fringe. Further bus service improvements are currently being implemented to help increase journey reliability and promote more sustainable travel, such as the 'showcase' bus corridors on the A37 and A4 which are due to be completed in 2012.

6.2 The Cycling City project is delivering a new cycle link to Hengrove Park and improved signing and other cycle infrastructure elsewhere in South Bristol. (For more details please

see www.bristol.gov.uk/cycling). A new traffic management scheme has recently been completed on Bishopsworth Road. Taken together, these schemes have a positive impact in delivering better accessibility to South Bristol.

6.3 Ultimately however, if funding is not secured for the major transport projects and this results in housing not being delivered in South Bristol as detailed in this paper, it will become necessary to consider the role of the contingencies set out in Policy BCS5 of the submitted Core Strategy.

7. Appendices

7.1 Appended to this paper are the following appendices:

- I. Map showing the proposed rapid transit routes and the proposed South Bristol Link
- II. Comments received from the HCA and the RDA on this Position Paper

APPENDIX II:

COMMENTS RECEIVED FROM THE HOMES AND COMMUNITIES AGENCY

Paul,

Thank you for the opportunity to comment.

As a general point, the HCA is supportive of BCC's approach to securing multi agency support in order to deliver the proposals in South Bristol.

The thrust of BCC's response to the Inspector's questions is supported by the HCA in terms of our role in helping to bring forward the programme of developments contained in the Core Strategy where these have been set out as priorities in the Joint Delivery and Investment Plan for the West of England.

The Local Investment Plan is a framework for investment and not another level of strategy and the process of formulating the plan has involved close working between the four Local Authorities within the West of England Partnership. The process, therefore, has a built-in and robust peer review of the priorities that have been included in the Plan. Whilst the timing and therefore delivery of programmes and projects that are set out are clearly subject to the level of investment that the HCA and other public agencies are able to commit, the Local Investment Plan has already been through one round of delivery testing, through the West of England Partnership and its consultants.

Moving forward, we have established a Joint Commissioning Group which will continue to prioritise investment and to review and assess investment decisions. The HCA will also rigorously appraise the detail of investment proposals as they emerge, in terms of their deliverability, viability and strategic fit.

The Investment Plan is considered to be sufficiently flexible to allow projects that may slip, to be replaced by projects within each or any of the four Local Authority areas that can come forward earlier or that emerge as priorities over the Investment Plan period. This will help to maintain momentum and is key to meeting the housing and employment targets for each of the four authorities and for the West of England sub-region.

I trust this is helpful but happy to discuss if need be.

Regards,
john

John Cottrell
Area Manager.
Homes and Communities Agency.
(South West England).

COMMENTS RECEIVED FOR THE SOUTH WEST REGIONAL DEVELOPMENT AGENCY

Paul,

Thanks for sight of this and my apologies for not getting back to you sooner - have been in meetings all day.

As far as I'm aware, the references to RDA landholdings and involvement in projects is accurately reflected in your note. The paper is (understandably) quite housing focussed. The RDA's main interest in respect of South Bristol is that the core strategy provides a robust and positive framework for the area's economic regeneration, which to a large extent means delivery of sufficient range and choice of employment sites and premises to meet business need.

Best regards,

Jess

Jessica Potter
Planning Manager
South West RDA
01392 229367