

Why We Are Consulting

This exhibition shows early design considerations for a residential development on the Dovercourt Depot site in the residential area of Lockleaze. The site is currently used by Bristol City Council Highways and Parks department as a storage depot. The majority of the site is brownfield with the southern parcel of land largely wooded.

It is one of several sites being brought forward by Bristol City Council for redevelopment to help meet the demand for more housing across the city.

This is the first round of consultation; the aim being to give the local community the opportunity to help influence the design at an early stage whilst different site layouts are being explored.

Your comments, together with those from other stakeholder groups and organisations, will help shape a proposal for further consultation prior to submitting an outline planning application later this year.



Site Location - Aerial view of site

Vision & Aspirations

The development will provide 120-150 high quality homes with a mix of housing tenures including affordable housing (including council homes) and those for private sale. The development will be delivered via Goram Homes (please see section 3 for more information).

The overall vision for the development goes further than providing a mix of housing on the site however and looks to also embed several design aspirations. These aspirations will inform initial proposals for the site going forward.



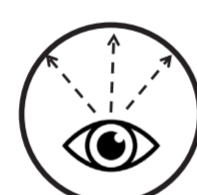
Efficient streets that are easy to navigate.



A connected network of streets which encourages walking and cycling.



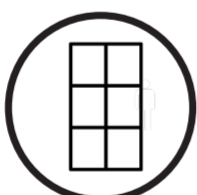
Clear boundaries between public and private spaces.



Public spaces which are well overlooked and well lit at night, to increase security.



Parking that doesn't dominate the streetscape but responds to local need and is contained within the site.



Characterful architecture creating a sense of identity.



A range of house and apartment types for different family sizes.



30% affordable housing with an aspiration for 40-50% affordable.



High quality homes that are fit for purpose, now and in the future.



Homes which are pleasant and convenient to live in.



Homes built from robust long lasting materials that wear in rather than wear out.



Easily accessed deliveries and servicing such as waste removal and recycling.



Efficient, sustainable, low energy housing.



Enhanced and maintained existing green areas and wildlife corridor to increase biodiversity across the site.



Planted streets with rain gardens and flowers.



Enhanced relationships to other residents to help create a sense of community.



A well maintained shared public space which can be used by new and existing residents.



A new wildlife habitat and enhanced existing habitats.

Site Photos

Please refer to section 02 for site photo locations on plan.



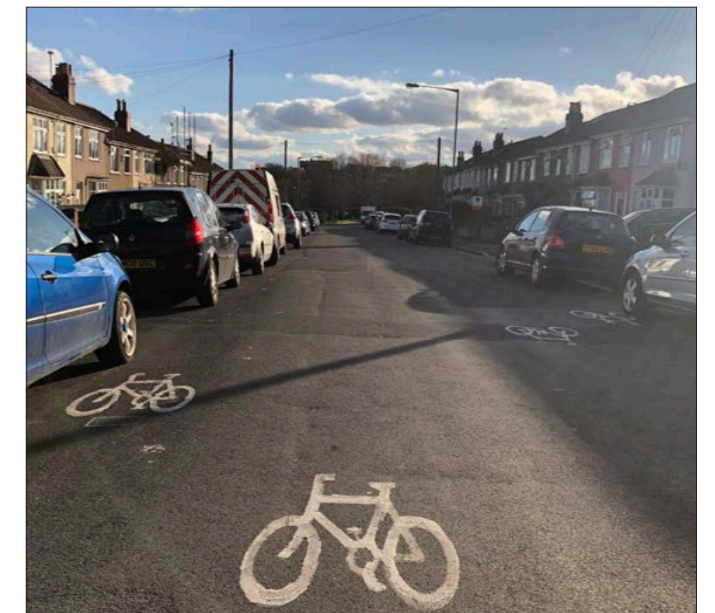
Current vehicular access to the site on Dovercourt Road.
View 1



Current pedestrian/cycle access to the site on Dovercourt Road.
View 2



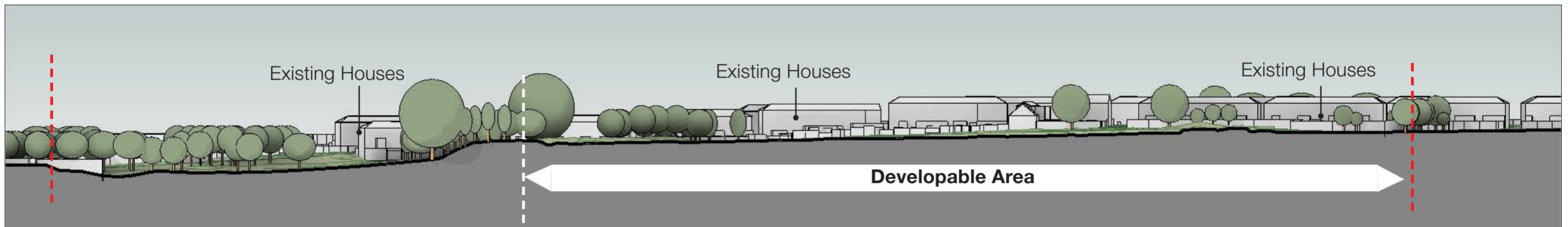
Potential location of proposed new cycle route diverted through the site.
View 3



Current location of Concorde way on Dovercourt Road.
View 4



Site Constraints and Opportunities Diagram



Existing Site Section AA

Constraints

- Limited access points: as explained in 'Access & Transport' box on the right.
- The railway to the east will potentially cause noise disturbance to any future residents in close proximity and require mediation.
- Existing trees and wildlife corridor need to be protected and cannot be built on.
- Portion of site is within important open space and therefore cannot be built on (see page 03 Planning strategy)
- Existing houses and alley way backing onto site creating a boundary condition which effectively constrains urban design.
- Culverted waterway within wildlife corridor cannot be built upon.

Opportunities

- Affordable housing provision can bring this much needed tenure to the area.
- Increased security to rear of existing houses by building up against the western boundary.
- New public open space with links to existing wildlife corridor.
- Enhanced wildlife corridor by planting native species and maintaining existing foliage and increase biodiversity.
- Opportunity to link to Concorde Way cycle path and local walking routes.
- Pedestrian and cycle connection to footbridge over railway offers good connection to surrounding transport networks.
- Makes use of previously developed 'brownfield' land to contribute to housing needs.

Access & Transport

The site is currently accessed via the main access road from Dovercourt Road with a secondary private access road to the south serving existing residents on Dovercourt Road. Vehicular and cycle parking will be provided in line with Council standards.

The proposed development is easily accessed via all forms of transport i.e. car, cycle, walking.

An access & movement strategy will demonstrate the appropriate highway capacity and sustainable travel options. The strategy will also look to increase permeability and establish the current point of access for vehicles to enter and exit the proposed development.

There are a number of complementary land uses within walkable distance and Filton Abbey Wood rail station is around 2.5kms away.

Ashley Down rail station is in the planning stages and will be located within a short walk and provide local train services as part of the MetroWest2 scheme.

The site is well connected by existing footpaths and benefits from its close proximity to Concorde Way – a strategic cycle corridor.

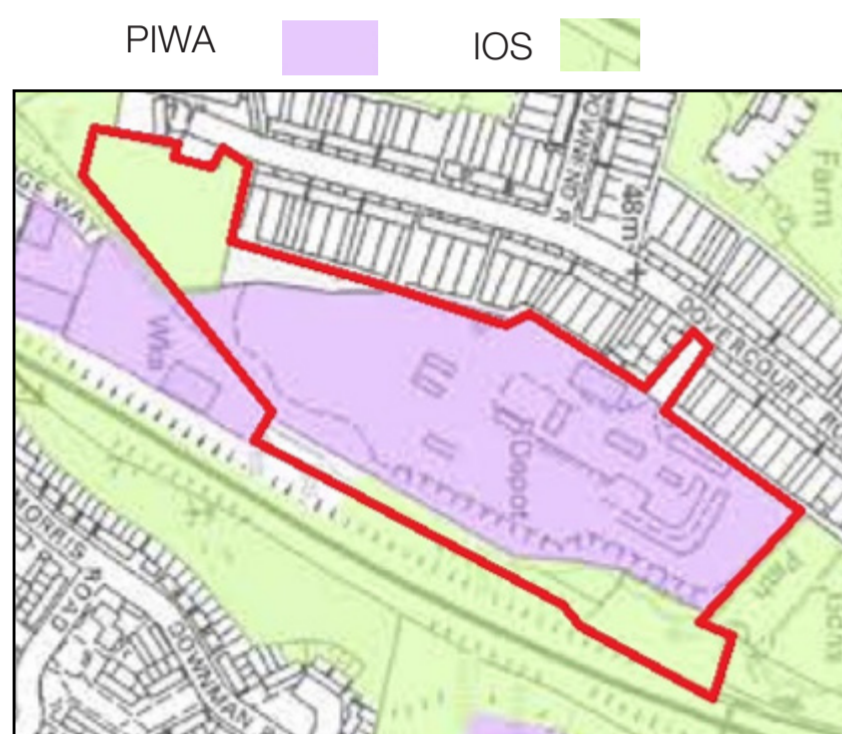
Currently Concorde Way runs along Dovercourt Road. There is an opportunity to connect the site to it, or even potentially divert the route through the site and off the road.

Planning Context

The proposed development site comprises previously developed (brownfield) land, made up of a series of buildings and hard surfacing with open storage, portacabins and rubble.

Until January 2020, Network Rail was using a large part of the site as a compound in association with works to the railway line to the east. Bristol City Council Highways and Parks departments are presently occupying some areas of the site as storage depot. Current access to the site is from a gated access 50m from a priority T-junction with Dovercourt Road.

To the north of the site is Dovercourt Road Allotments and a tree belt; to the east is another large tree belt, beyond which is the railway line; to the south are more trees and woodland; and to the west is the private access lane which serves the rear of the residential properties on Dovercourt Road.



Key land Designations

- The site forms part of a wider **'Principal Industrial & Warehousing Area' (PIWA)**, Purple hatch on plan below.
- Land in the south-west corner and along the eastern and northern boundaries are designated as an **Important Open Space (IOS)**, shown as green on the policies map, and will need to be integrated and protected. This has been included as it may be used as future walking cycling route with emergency vehicle access connecting up to Concorde Way.
- The trees and woodland alongside the southern, eastern and northern boundaries form part of a designated **'wildlife corridor'**. These features will need to be protected.

Planning Policy

The following planning policy will be considered in detail to achieve the best outcome for the site:

- Employment land (PIWA):** Ensuring that development does not undermine any existing employment land that is considered valuable to keep. *(Policies BCS8 and DM18)*
- Protection of open space:** Designated Important Open Space must be protected from development unless it would be for purposes ancillary to the open space use *(Policies BCS9 and DM17)*
- Regeneration and housing:** Delivering much needed new housing and regeneration for Bristol in the 'Northern Arc' area *(Policies BCS3, BCS5 and BCS20)*
- Affordability:** Delivering new affordable housing provision, and the right mix of new and accessible housing *(Policies BCS17, BCS18, and DM4)*
- Design:** Delivering high quality urban design which respects local character and distinctiveness *(Policies BCS21, DM26, DM27, DM29, and DM32)*
- Environmental sustainability:** Delivering a development which responds to climate change, incorporates environmentally sustainable design and construction, and has sustainable flood risk and drainage management *(Policies BCS13, BCS14, BCS15, and BCS16)*
- Biodiversity and habitats:** Ensuring the development responds to, protects, preserves, enhances, and creates green infrastructure and natural habitats *(Policies BCS9, DM15, and DM19)*
- Transport and access:** Delivering a development which does not result in unmanageable adverse consequences to the local highway network or highway safety *(Policies BCS10 and DM23)*
- Pollution and noise:** Ensuring that the development does not result in adverse air, water or noise pollution, and takes into account any potential land contamination *(Policies DM33, DM34, and DM35 contamination.)*

Next Steps

We are pleased to be working with the Lockleaze Neighbourhood Trust to help engage with the local community and encourage those living and working in the area to take part in the consultation. The proposals will be discussed at the **Lockleaze Spring Community Forum on 18 March.**

The public consultation will feed into the next stage of the design (following further consultation in summer) of an **Outline Planning Application which is due to be submitted this Autumn.**

This will seek permission for residential development with all matters reserved apart from access to the site and demolition of the existing buildings.

Once outline planning consent is secured, Goram Homes, the Council's commercial housing company, will take the scheme forward through a reserved matters planning application.

From 16th March until 6th April you will be able to view the proposals and submit comments, via a survey on the Council's website at:

www.bristol.gov.uk/housing/lockleaze-housing-developments

If you have any queries or questions about the consultation, or would like a printed copy of the proposals and survey please contact Avril Baker Consultancy:

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Goram Homes is a Bristol based housing company. We work in partnership with Bristol City Council and the private sector to build sustainable, affordable homes that create communities, respect the environment and contribute to the local economy.

Alongside our development partners, Bristol City Council and local residents, we aim to build homes that transform where and how people live. Goram Homes is a subsidiary of Bristol Holding Ltd, which is wholly owned by Bristol City Council.

On 9 March 2021 Bristol City Council's Cabinet approved this site as part of a pipeline of sites for transfer to Goram Homes to develop. This site together with others will help Goram Homes to deliver 2500 new homes by 2025.

You can find out more about Goram Homes on their website www.goramhomes.co.uk

Current Project timeline

