

Executive Summary of Agenda Item No. 11

Report title: Hengrove Park and Hartcliffe Campus Housing Delivery

Wards affected: Hengrove and Whitchurch Park

Strategic Director: Barra Mac Ruidri

Report Author: Abigail Stratford and Emily Price



Recommendation for the Mayor's approval:

1. Agree, in principle, to the comprehensive residential led development of the entire 45 hectare Hengrove Park as identified edged orange on plan at Appendix 1 and 7.7 hectare Hartcliffe Campus site as identified edged pink on plan at Appendix 1 and in accordance with paragraph 4.4.
2. Note the outcome of the South Bristol Housing Zone Feasibility Study and that a recommended delivery approach has been identified for the development of Hengrove Park and Hartcliffe Campus in accordance with paragraph 4.4.
3. Agree to the principle of ring fencing future capital receipts received from the disposal of land within Hengrove Park and Hartcliffe Campus sites identified edged red on plan at Appendix 1 to generate a financial envelope to fund the ongoing comprehensive residential led development of the sites. Future approval from Cabinet would be sought to fund any additional investment, supported by a detailed business case and options appraisal.
4. Agree to invest up to the value of £1.8m to implement the first stage of the recommended delivery approach. This will be a draw down from the existing Housing Delivery allocation within the Capital Programme for 17/18.
5. Note that Officers have submitted an expression of interest for Capacity Funding to the '*Homes and Community Agency Large sites and Housing Zones Capacity Fund*' for £800,000. If the bid is successful, it will be used to fund part of the £1.8m.
6. Authorise the Strategic Director for Place to procure a multi-disciplinary design team to secure;
 - I. Outline planning permission with design code (RIBA Stage 2) for Hartcliffe Campus
 - II. Outline planning permission with design code (RIBA Stage 2) - all matters reserved except for main vehicular access points and landscape for Hengrove Park
 - III. Full planning permission for strategic infrastructure for Hengrove Park
7. Approve Officers intentions to enter into negotiations with City of Bristol College to promote the comprehensive redevelopment of the Hartcliffe Campus site.
8. Authorise the Strategic Director for Place to submit future planning applications for Hengrove Park and Hartcliffe Campus.
9. Authorise the Strategic Director for Place to procure a developer to develop Hartcliffe Campus and Hengrove Park (serviced land parcels) in accordance with the outline planning permissions and design codes (once secured).
10. Approve Officers intention to enter into negotiations with St Bernadettes Rugby Football Club to relocate their existing facilities off site to enable the development of Hengrove Park in accordance with paragraph 4.4.



Key background / detail:

a. Purpose of report:

To report on the findings of the South Bristol Housing Zone feasibility that explored how the Council can use its land assets to drive the delivery of high quality housing, stimulate a market shift and create a buoyant local housing market which meets local housing need. To agree a strategy to unlock the residential led development of Hengrove Park and Hartcliffe Campus.

b. Key details:

1. The feasibility study concluded that:

- a. Council intervention is required due to the high abnormal infrastructure costs
- b. Housing led development is the priority for Hengrove Park and Hartcliffe Campus
- c. Between Hengrove Park and Hartcliffe Campus, the sites have the potential to deliver more than the allocated housing numbers.
- d. Delivering 30% affordable housing in accordance with planning policy should be financially viable if the recommended delivery approach is implemented
- e. There is the potential to create a range of parkland/open space of around 20ha at Hengrove Park
- f. The Council should secure outline planning consent with design codes for each site before procuring a development partner
- g. The Council will need to secure vacant possession of the sites prior to development
- h. As per Cabinet decision in 2005, the Council will support the relocation of St Bernadettes Rugby Club and the Scout hut facilities

2. The feasibility study identified the most financially viable delivery approach is for the Council to act as master developer and install the strategic social and physical infrastructure, secure outline planning permission with design codes, and dispose of serviced land parcels to developers, with conditions to comply with the requirements of the design codes. The Council will then seek to recoup the cost of the infrastructure from the sale of serviced land parcels which will be subdivided into phases.

3. To implement the recommended delivery approach the first stage of work is to secure the necessary planning consents to facilitate development. This will also include (and not limited to) public consultation, initial ground investigations, developer soft market testing and due diligence on costs assumptions currently used within the financial model.

4. Approval is sought for an initial upfront investment of £1.8m is required to implement the first stage of the recommended delivery approach which would allow the council to secure the necessary planning consents and procure the developer for the first phase of delivery.

