

Appendix A – Goram Homes Pipeline sites

(Site name, ward)

Phase 2 – anticipated delivery 2022-2026

Castle Park Energy Centre, Central

The Council has planning consent for a new energy centre in Castle Park that includes the provision of a water source heat pump. Goram Homes will appoint a contractor to deliver the energy centre. Goram Homes will then explore the design and planning of an overdevelopment that could be a mix of residential and/or commercial property to create a new destination in this corner of Castle Park.

Dovercourt Depot, Lockleaze

Dovercourt Depot is brownfield site in Lockleaze, occupied by the Council's Parks department and Highways department for storage. The Council wish to explore relocating Parks and Highways to release the site for residential development. The Housing Delivery Team & Goram Homes will be undertaking public consultation on proposals in Spring / Summer 2021 with a view to submitting an outline planning application in the autumn and hope to be able to deliver around 120-150 new homes.

Former school site at New Fosseway Road, Hengrove and Whitchurch Park

This is an allocated housing site within the Bristol Local Plan and is anticipated to deliver around 170 new homes. In addition to general needs housing, the council has an aspiration to deliver an element of Extra Care Housing and Supported Living here under the Better Lives at Home Programme. The Housing Delivery Team & Goram Homes will be undertaking public consultation on the proposals in Spring / Summer 2021 with view to submitting an outline planning application in the summer (as agreed at Cabinet in September 2020).

Land adjacent to Knowle West Health Park, Filwood

This is an allocated housing site within the Bristol Local Plan and is anticipated to deliver around 50 new homes alongside the existing Health Park. The council has an aspiration to deliver Supported Living here under the Better Lives at Homes Programme. The Housing Delivery Team & Goram Homes will be undertaking public consultation on the proposals in Spring / Summer 2021 with view to submitting an outline planning application in the summer (as agreed at Cabinet in September 2020).

Novers Hill (Phase 1 & 2), Filwood

Novers Hill is an allocated housing site within the Bristol Local Plan and is anticipated to deliver around 440 new homes in total. Part of the allocated site is in private ownership which will be brought forward separately by a third party. The land within council control could deliver around 360 new homes. The Housing Delivery Team is currently undertaking some feasibility work to understand the sites constraints and opportunities before discussing further with Goram Homes and the community. A planning strategy has yet to be agreed. However, it is anticipated that part of the site adjacent to Belstone Walk (the former infant's school) could be delivered in advance of the wider site which has challenging topography and ecological issues that will need to be resolved.

St Ursulas, Westbury on Trym & Henleaze

This Grade II listed building was part of the former school but now leased to a sports club. The site has the potential for conversion into apartments. The site would require vacant possession and is subject to an overage payment if planning is secured before 2025.

Phase 3 – anticipated delivery 2023-2030

Spring Street, Bedminster

The Council is currently preparing a regeneration framework for the area around Whitehouse Street in Bedminster which will be used to help shape planning applications that are anticipated from three major landowners. Spring Street is the site owned by the Council and will be subject to further due diligence and consultation as the framework is developed. Detailed proposals will come forward after the framework has been agreed.

Car park adjacent to SS Great Britain

The site is currently an operational car park that generates a revenue and is subject to a lease with ss Great Britain Trust and so any development proposals will involve the re-provision of much of the existing parking with residential development above. Goram Homes will work collaboratively with the ss Great Britain Trust to understand their aspirations for the site and car parking requirements. Early engagement with the Environment Agency is essential to discuss the development potential and suitable flood mitigation measures.

Portwall Lane Car Park, Redcliffe

There is a long-held aspiration to stitch back together North and South Redcliffe by creating a major mixed-use development and improved public realm and this site forms part of this overall vision. Further work will be required to consider the potential public realm and highway improvements as part of any development proposal can come forward. In addition, there is an interdependency with the Temple Quarter Enterprise Zone car parking strategy that will need to be resolved. The Housing Delivery Team and Goram Homes will continue public engagement with Redcliffe Neighbourhood Forum – the active Neighbourhood Planning Group in the area.

A&B Bond, Western Harbour

The former tobacco warehouses are Grade II listed and form part of the Western Harbour Regeneration Area which is a key area in the continuing regeneration of Bristol's city centre and floating harbour. A programme of City wide engagement will commence in Summer 2021 to develop a co-created Vision for Western Harbour. Thereafter the next phase of the project will be to develop a masterplan for the area. The masterplan will be informed and unpinned by the co-created Vision for Western Harbour. Detailed proposals for the future of these buildings will come forward after the masterplan has been progressed. Should this result in residential development being part of the vision for A & B Bond, Goram Homes be the agent to bring this forward and would undertake consultation and engagement on any proposal.

NB The pipeline of sites for delivery by Goram Homes has been indicatively split into Phase 2 and Phase 3. This represents the current status of these projects and the likely timeline to delivery. This indicative phasing should not be a barrier to delivery, and it is agreed that jointly Goram Homes and the Council can move projects between these phases.