

Goram Homes - Pipeline of Housing Development Sites

Appendix A1 - Sites Previously Approved by Cabinet for Transfer to Goram Homes

Sites Approved by Cabinet September 2018

Site Name	Update on Current Status (March 2022)
Romney House, Lockleaze	Goram Homes and Vistry Partnerships will build 268 new high quality, environmentally friendly homes of which 147 (55%) will be Affordable council housing, managed by Bristol City Council. Building will start on site in early 2022. The Romney House development is raising the bar for what council housing will look like in the future. This will be a template for future Goram Homes projects.
Baltic Wharf	In October 2021 Goram Homes and Hill submitted a planning application to build 166 sustainable homes at Baltic Wharf, 66 of which will be affordable (40%). For more details visit https://balticwharfhomes.com/

Sites Approved by Cabinet March 2021

Site Name	Update on Current Status (March 2022)
Castle Park	Goram Homes is delivering an energy centre in Castle Park in partnership with Bristol City Council and Vital Energi that includes the biggest water source heat pump in England, to generate renewable energy for the Bristol Heat Network. The Energy Centre is due for completion early in 2022. In 2021, Goram Homes and Bristol Housing Festival launched a design competition to deliver a residential property plus other mixed-use spaces above the Energy Centre. Goram Homes announced five finalists in November 2021 and the winner will be announced in Spring 2022.
Dovercourt Depot, Lockleaze	The Bristol City Council's Housing Delivery Team will submit an outline planning application in February 2022 to redevelop this brownfield site at Dovercourt Depot, into a new residential development with around 140 Affordable and market-value homes. Goram Homes and national housebuilder Keepmoat will be submitting a reserved matters application which will include plans for 50% Affordable Housing (70 homes) – 20% above planning policy requirements.
Former school site at New Fosseway Road, Hengrove	Around 190 new homes are earmarked for a site allocated for housing within the Bristol Local Plan. This will include Extra Care Housing under the Better Lives at Home Programme. The Housing Delivery Team will be submitting an outline planning application in early 2022.
Novers Hill (aka Western Slopes)	As a result of the findings of the most recent ecological report, and in discussion with Avon Wildlife Trust, plans to build homes on Western Slopes have been scaled back to protect the important wildlife corridor and meadow and grassland habitats. A much smaller number of homes – around 70 – will now be brought forward on previously developed brownfield

	land on the site of the old school near Belstone Walk, and on the site of existing stables, to meet the need for new homes in the area, while protecting the areas with the highest ecological value. The rest of the site will remain as green space.
St Ursula's, Westbury Park	This Grade II listed building was part of the former school but is now leased to a sports club. The site has the potential for conversion into apartments. A range of technical surveys will be undertaken in 2022 to understand the capacity and scope for development.
Knowle West Health Park	In response to public consultation feedback, Knowle West Health Park will be removed from the pipeline of sites allocated to Goram Homes, and the Council will no longer pursue the development of this site.
Portwall Lane (aka Redcliffe Way)	There is a long-held aspiration to reunite North and South Redcliffe by creating a major mixed-use development and improved public realm and this site forms part of this overall vision. The Housing Delivery Team and Goram Homes will continue to work with local stakeholders via the Redcliffe Joint Delivery Board to launch a design competition for the site and deliver much needed, quality housing in central Bristol.
Car Park adjacent to SS Great Britain	The site is currently an operational car park that generates revenue and is subject to a lease with the SS Great Britain Trust. Any development proposals will involve the reallocation of the existing parking with a residential development above. We will work with the SS Great Britain Trust to understand their aspirations for the site.
Spring Street, Bedminster	Bristol City Council is currently preparing a regeneration framework for the area around Whitehouse Street in Bedminster which will be used to help shape future planning applications. Spring Street is a site owned by 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.
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 took place in Autumn / Winter 2021 to co-create a vision for Western Harbour. Further consultation on the draft vision document will take place in Spring 2022. 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 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 will bring this development forward and would undertake consultation and engagement on any future development proposals.

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Appendix A2 – Additional Sites Proposed to Transfer to Goram Homes, for Cabinet Approval at 3rd March 2022 Meeting

Site Name	Update on Current Status (March 2022)
Hengrove Park	The addition of Hengrove Park to the pipeline of allocated sites will allow Goram Homes to build 1435 new homes, of which a minimum of 50% will be Affordable Housing. The development proposals will include significant improvements to Hengrove Park and wider infrastructure, as well as deliver commercial and office space, new sports facilities, a sports pavilion, a scout hut, education floorspace and more. More information can be found on the Planning Portal under Planning Reference Number: 19/02632/PB.
Blake Centre, Gainsborough Square	The Blake Centre is a new site to be allocated to the development pipeline which will allow Goram Homes to build an Extra Care Home (ECH) made up of 100% Affordable one and two bedroom flats, plus commercial space. This will be sold to a specialist provider of extra care housing via a competitive process to secure best value. Outline planning consent for the redevelopment of the Blake Centre was approved in 2021. More information can be found on the Planning Portal under Planning Reference Number: 21/01549/P.