

Growth and Regeneration Scrutiny Commission

28th February 2022



Report of:	John Smith, Director of Economy of Place and Lowri Hughson-Smith, Project Manager, Temple Quarter Joint Delivery Team.
Title:	Temple Quarter and St. Philip's Marsh Regeneration Programme Update
Ward:	Southville, Lawrence Hill, Windmill Hill and Central.
Member Presenting Report:	John Smith, Director of Economy of Place and Lowri Hughson-Smith, Project Manager, Temple Quarter Joint Delivery Team.

Recommendation

To note current position of the Temple Quarter and St. Philip's Marsh Regeneration Programme.

Summary

This report provides a summary of the Temple Quarter and St. Philip's Marsh Regeneration Programme, covering:

1. Phase 1 – Temple Quarter
2. Phase 2 – St. Philip's Marsh
3. Emerging Development Framework Update
4. Funding Update, namely that a decision is awaited on a funding bid to Central Government and interim funding has been secured from the West of England Combined Authority in late 2021.
5. Overview of engagement and consultation undertaken to date on the programme and future engagement and consultation strategy
6. Active schemes within the regeneration programme area

The significant issues in the report are:

To note current position of the Regeneration Programme.



1.0 **Project Background**

1.1 The Bristol Temple Quarter and St. Philip’s Marsh Regeneration Programme is one of the largest city centre housing and redevelopment schemes in Europe. With Bristol Temple Meads station at its core, the Regeneration Programme sets out a vision to redevelop around 130 hectares of brownfield land in two connected phases over 25 years. This will deliver up to 10,000 homes and up to 22,000 jobs in a series of new sustainable and inclusive communities at the heart of one of the UK’s most productive and fast-growing city regions.

1.2 The two phases of the regeneration programme are summarised below.

Phase 1 – Temple Quarter

1.3 Phase 1 encompasses development in Bristol Temple Quarter, the area around Bristol Temple Meads Station which is primarily within the boundaries of the existing Temple Quarter Enterprise Zone. Five interrelated objectives for Phase 1 of the Bristol Temple Quarter Regeneration Programme have been identified by the partners as follows:

1. Kickstart the first phase of the Bristol Temple Quarter Regeneration Programme by unlocking 2,500 new homes and 2,200 gross direct jobs in Bristol Temple Quarter and surrounding sites.
2. Make Bristol Temple Quarter and surrounding areas a sustainable and flourishing new urban quarter at the very heart of Bristol, which brings together world-class placemaking, transport connectivity and amenity benefits for residents, occupiers and visitors alike.
3. Make a significant contribution to the transformation of Bristol Temple Meads into an improved, fit-for-purpose, 21st century transport interchange, with specific improvements to placemaking and improved access in the immediate area surrounding Bristol Temple Meads.
4. Support a coordinated, long-term regeneration vision that is shared and delivered in partnership between Bristol City Council, West of England Combined Authority, Network Rail and Homes England.
5. Enable the Bristol Temple Quarter regeneration area and surrounding sites, including Bristol Temple Meads, to act as a catalyst for future investment into the West of England.

1.4 To achieve the objectives, Phase 1 seeks to deliver to the following:

- **Creation of a new Northern Gateway** to Temple Meads Station (making this the primary entrance to the station). This will open surrounding public sector land at Friary North and the Good Yard for redevelopment.
- **Creation of a New Southern Gateway** to Temple Meads Station including a new multi-storey car park (relocating station staff parking). These works will provide an access to the station from the south (York Road and Bath Road).
- **Creation of a new Eastern Entrance** enabling access to the University of Bristol Enterprise Campus, the future Temple Island development and other surrounding developments. In the longer-term the eastern entrance will help catalyse the regeneration of St. Philip’s Marsh by opening up the station to this area.
- **Highway reconfiguration works to Redcliffe Way** to support the delivery of a city centre site for housing.
- **Wider Enabling works for Housing** to ensure housing delivery can be realised including utilities and public realm works, permeability links and district heating network extension, amongst other things.
- **Land Assembly at Temple Gate and Mead Street.**

1.5 Phase 1 will deliver approximately 2,500 new homes and facilitate around 2,200 gross direct jobs in the area.

Phase 2- St. Philip’s Marsh

- 1.6 Phase 2 of the Regeneration Programme is focused on St. Philip’s Marsh, a major regeneration area to the east of the station, totalling 65 hectares. Development of St Philip’s Marsh will require a programme of enabling works, including major investment in strategic flood defences, land assembly and its redesignation in the Local Plan review for growth and regeneration. This phase is anticipated to deliver approximately 7,500 new homes and facilitate around 19,800 gross direct jobs in the area.

2.0 Development Framework

- 2.1 An emerging Temple Quarter and St. Philip’s Marsh Development Framework has been prepared in draft and sets out the long-term vision for Phase 1 and Phase 2. The emerging Development Framework splits the regeneration area into six-character areas within as follows:

Phase 1

1. Bristol Temple Meads Station
2. City Gateway
3. The Friary North
4. Temple Gate
5. Mead Street

Phase 2

6. St Philip’s Marsh

- 2.2 The level of guidance provided for the Phase 1 character areas is more detailed than Phase 2, particularly in relation to the Temple Meads Station and City Gateway proposals, recognising this development needs to happen first.
- 2.3 The emerging Development Framework is not yet published. It is anticipated the emerging Development Framework will be subject to extensive engagement and consultation during 2022 with a view to it being presented to Cabinet later in 2022 and published shortly thereafter.

3.0 Funding Update

- 3.1 A business case has been developed for a funding ask of £94.7m to Central Government to fund key infrastructure on Phase 1 of the Regeneration Programme (key infrastructure items subject to the bid are detailed in 1.4 above). A decision on this funding bid is awaited.
- 3.2 Interim funding of £2.2m has been approved by the West of England Combined Authority in late 2021 which will enable momentum on Phase 1 projects to be maintained. This funding supports the following, amongst other things:
- Progression of the Northern and Southern Gateway projects to RIBA Stage 1
 - Preparation of the Mead Street Development Brief
 - Engagement and Consultation Strategy for the emerging Development Framework.

4.0 Engagement and Consultation

- 4.1 Early engagement has taken place on the Temple Quarter Regeneration Programme including face to face meetings and online surveys during the preparation of the emerging Development Framework, referred to above. More general updates have also been provided, when necessary, via the Temple Quarter website, letters and bulletins to local residents and businesses.
- 4.2 Engagement took place in November 2021 in relation to Mead Street seeking early feedback on guiding principles and concepts for developing the Mead Street area to inform a future Development Brief (discussed below). The engagement activities included an online meeting with community organisations, face to face events with local residents and businesses and an online survey. The formal consultation for the Mead Street Development Brief is anticipated to take place during March and April 2022.

4.3 The next phase of the Temple Quarter and St Philips Marsh Consultation, Engagement and Communication Strategy focusses on the engagement and consultation on the emerging Development Framework. Extensive city-wide engagement and consultation activities are being planned to include creative engagement activities, where possible.

5.0 **Temple Quarter Active Scheme Updates**

5.1 There are several active schemes within the Temple Quarter and St. Philip’s Marsh area including the following:

- **Temple Meads Station Improvements** - Programme of station improvement works are planned by Network Rail over the next 15 years including refurbishment of the station roof, remodeling of Bristol West Junction and circulation improvements.
- **University of Bristol** – The University of Bristol Temple Quarter Enterprise Campus has planning permission and it is anticipated it will be completed in 2025. The University has various other proposals and land holdings some of which are underway, such as the dental school.
- **Silverthorne Lane** – Silverthorne Lane is subject to a planning application for a large-scale development including offices, residential and student accommodation and a secondary school. The planning application has been called-in on flood risk grounds and a decision is awaited.
- **Former Peugeot Garage at Temple Gate**- A private developer has purchased the former Peugeot Garage and is in discussions with the Local Planning Authority with regard to its redevelopment.
- **Northern Entrance and Southern Gateway** – Interim funding from the Combined Authority enables the Northern Entrance and Southern Gateway projects to be progressed to RIBA Stage 1.
- **Mead Street** – There has been early interest from the private sector in developing the majority of the Mead Street area. As such, a Development Brief is being prepared in relation to Mead Street to inform its future development of the area and guide forthcoming planning applications. The Development Brief will provide guidance on, amongst other things, future land uses, active travel requirements and public open space requirements. It is anticipated the Development Brief will be presented to cabinet in summer 2022.
- **Temple Island** - RIBA Stage 2 for all work packages in relation to the enabling works has commenced and the project progress is as per programme with completion targeted for March 2025. Commercial discussions have continued in relation to the development of the Temple Island site and Legal and General are expected to get into pre-applications discussions very shortly.
- **Engine Shed 2** - BCC have agreed in-principle to promote a Compulsory Purchase Order in respect of the Grosvenor Hotel. There is a potential opportunity to reach an agreement on the Skanska site on the Station Approach