

# Decision Pathway – Report



**PURPOSE:** Key decision

**MEETING:** Cabinet

**DATE:** 02 August 2022

<b>TITLE</b>	Temple Quarter Update		
<b>Ward(s)</b>	Windmill Hill, Lawrence Hill, Southville and Central.		
<b>Author: Lowri Hughson-Smith</b>	<b>Job title: Director - Economy of Place</b>		
<b>Cabinet lead: Mayor</b>	<b>Executive Director lead: Stephen Peacock, Executive Director Growth and Regeneration</b>		
<b>Proposal origin:</b> BCC Staff			
<b>Decision maker:</b> Mayor <b>Decision forum:</b> Cabinet			
<b>Purpose of Report:</b>  <ol style="list-style-type: none"><li>1. To approve the Mead Street Development Brief which will facilitate the delivery of up to 1500 new homes, employment uses, a sustainable active travel route and a new public open space.</li><li>2. To note the update on the Temple Quarter Regeneration Programme funding.</li><li>3. Note the outcome of the consultation on Mead Street Development Brief.</li></ol>			
<b>Evidence Base:</b>  <ol style="list-style-type: none"><li><b>1. Grant Funding</b> The Temple Quarter Phase 1 funding of £94.7m from the Brownfield and Investment Land Fund has been secured from the Department of Levelling Up, Housing and Communities administered by Homes England. This funding will support infrastructure improvements to the area surrounding Bristol Temple Meads Station, including three new entrances to the station. It will unlock housing and employment land, create sustainable transport interchanges and quality placemaking.  The West of England Combined Authority has signed the grant funding agreement with Homes England. It is now necessary for Bristol City Council and Network Rail to enter into flow down grant funding agreements to be able to receive the funding and these are currently being drafted. A detailed update on the funding and associated agreements will be provided at September's Cabinet meeting prior to them being completed.</li><li><b>2. Mead Street Development Brief</b> The Mead Street Character Area, measuring approximately 5.6ha, is one of the six Character Areas identified in the Draft Temple Quarter and St Philip's Marsh Development Framework and is envisaged as an area for a residential led, mixed-use neighbourhood (including workspaces, a retail offer and community facilities) which is well connected and has open space. The Mead Street area is shown on the Plan at Appendix Aiv. The council has been working collaboratively with Stride Treglown and Mott MacDonald, who have produced a Development Brief (available online: <a href="https://www.bristoltemplequarter.com">Mead-Street-Development-Brief FINAL.pdf (bristoltemplequarter.com)</a>). Liaison with the developers who are promoting applications within the area has also taken place during the preparation of the Development Brief.</li></ol> <u><a href="#">Planning Policy Background</a></u>			

It should be noted that in the adopted Bristol Local Plan the Mead Street Character Area is a designated Principal Industrial and Warehousing Area (PIWA). The emerging Draft Local Plan proposes to de-designate Mead Street as a PIWA and designate it instead as an Area for Growth and Regeneration, along with the wider Temple Quarter area under draft policy DS2, which aligns with the Draft Development Framework. Policy DS2 specifically states in relation to Mead Street that *'the focus for the regeneration of this area will be on the development of new workspaces, new homes and supporting infrastructure'*. The preparation of the Development Brief has been supported by a Mead Street specific employment strategy, recognising that employment needs to be a crucial part of the delivery mix at Mead Street to support the creation of a sustainable and successful community and in the context of its current planning policy allocation and the direction of emerging policy. The employment strategy seeks to ensure no job losses within the area and to achieve this identifies a target employment floorspace required across the area, amongst other things.

The Mead Street area is included in the Temple Quarter Enterprise Zone extension area. By having employment space provided in the scheme the area is expected to continue to generate business rates. Any uplift in business rates from the existing level would contribute to the West of England rates retention pool and West of England Economic Development Fund.

#### Purpose of the Development Brief

The purpose of the development brief is to provide guidance and influence future developments that come forward within the Mead Street area and, subject to Cabinet endorsement, would be a material planning consideration in the determination of planning applications.

#### Development Brief Summary

The development brief aspiration is to create a flourishing urban neighbourhood at Mead Street with a mix of new homes and workspaces, including new green space and sustainable travel connections. It sets out a vision to support the delivery of these ambitions which is underpinned by four key guiding principles. The four guiding principles and the key objectives of each are outlined below.

- 1. *Deliver new homes and workspaces that people are proud of and that represent the local community***  
Bristol is aiming to deliver 33,500 new homes by 2036. Mead Street has the potential to provide around 1500 new homes towards this total and space for 500 jobs.
- 2. *Provide better sustainable travel routes***  
These include new walking and cycling routes along Mead Street connecting Bristol Temple Meads to Bedminster and ensuring the area can accommodate a potential public transport route.
- 3. *Create high-quality public places and support a low-carbon neighbourhood***  
The delivery of public realm is crucial for achieving the aspirations for the area and ensuring development is joined up by attractive public spaces.
- 4. *Create high-quality green space***  
New development must include central green spaces and green infrastructure that contributes to addressing a shortage in the area.

In terms of the delivery of the enabling infrastructure identified in the Development Brief, it is anticipated that developments will deliver a share of the infrastructure or make financial contributions towards doing so, secured through Section 106 agreements. Other identified infrastructure will be dependent on other funding sources in future. The delivery of infrastructure will be continually reviewed as developments progress in the area and funding sources sought, if required.

#### Engagement and Consultation

The consultation on the Mead Street Development Brief ran for six weeks from 20<sup>th</sup> May to 4<sup>th</sup> July 2022. The consultation was supplemented by two drop-in events held on 22<sup>nd</sup> and 23<sup>rd</sup> June 2022 at Learning Partnership West House, near the Mead Street area. The consultation asked for views on the draft development brief which sets out principles and concepts for taking development forward in the Mead Street area. The draft brief was informed by

previous engagement with businesses and the local community which took place from 22<sup>nd</sup> November 2021 until 7<sup>th</sup> January 2022. There were 290 responses in total – not everyone answered every question. Overall, there are more people in support of the principles set out in the development brief than against and many of the individual objectives received high levels of agreement. Following feedback received through the consultation, amendments to the brief have been made and can be summarised as follows:

- Clarification or amendment of terms where it was clear from feedback there was confusion, for example, the meaning of a ‘compact neighbourhood’.
- A clear definition of affordable housing in a planning policy context added to the Brief and a definition of affordable housing types added to the glossary section.
- Clarification and strength, where possible, the need for accessibility and inclusive design requirements.
- Further clarification on employment requirements, particularly in terms of quantum of jobs and target floorspace.

A key theme of the free text feedback received raised concerns in respect of density and height and the perceived negative impact of this. The Development Brief scope did not include detailed design matters, including the setting of height parameters. This matter will be assessed through the planning application process as developments come forward. The Development Brief does, however, set out views that need to be considered when redeveloping the site to ensure change at Mead Street is appropriately managed, but not prevented.

The full results and analysis of the consultation can be found in the Consultation Report in Appendix B.

#### **Cabinet Member / Officer Recommendations:**

That Cabinet:

1. Approve the Mead Street Development Brief which will facilitate the delivery of up to 1500 new homes, employment uses, a sustainable active travel route and a new public open space.
2. Note the update on the Temple Quarter Regeneration Programme funding.
3. Note the outcome of the consultation at Appendix B.

#### **Corporate Strategy alignment:**

The proposals align with a number of corporate priorities, including:

- Develop a diverse economy that offers opportunity to all;
- Deliver 2,000 homes, of which 800 are affordable, built in Bristol each year by 2020;
- Develop an inclusive economy that offers opportunity to all and makes quality work experience and apprenticeships available to every young person; and
- Reduce social and economic isolation and help to connect people to people, people to jobs and people to opportunities.

#### **City Benefits:**

Significant city benefits are anticipated to accrue through the redevelopment of the University Campus, Station redevelopment and development of the Temple Island site. Overall, the Temple Quarter regeneration programme is anticipated to deliver 22,000 new jobs, up to 10,000 new homes and an economic uplift to the local economy in the region of £1.6billion per annum from 2041.

The Enabling Works alone will deliver 270 gross annual new jobs and £16m of net GVA to the West of England economy two years after construction start and can be got underway within months.

#### **Consultation Details:**

Council officers have consulted with the Delegated Authority group and the Statutory Authorities.

#### **Background Documents:**

November 2017, July 2019, February 2020, October 2020, March 2021, October 2021 and December 2021 Cabinet reports (which can be accessed via the following weblink: [ModernGov - bristol.gov.uk](https://www.moderngov.com/d/4282567/info/cityofbristol/moderngov/bristol.gov.uk))

<b>Revenue Cost</b>	<b>£0</b>	<b>Source of Revenue Funding</b>	N/A
<b>Capital Cost</b>	<b>£XX</b>	<b>Source of Capital Funding</b>	Grant funding – EDF Grant Funding – IF Grant Funding – WECA IF/Land Acquisition Fund
<b>One off cost</b> <input checked="" type="checkbox"/>	<b>Ongoing cost</b> <input type="checkbox"/>	<b>Saving Proposal</b> <input type="checkbox"/>	<b>Income generation proposal</b> <input type="checkbox"/>

**Required information to be completed by Financial/Legal/ICT/ HR partners:**

**1. Finance Advice:**

The report is seeking Cabinet approval to adopt a new development brief that is aimed at providing guidance on, and influence future developments that come forward within the Mead Street area.

The work to develop the brief has been funded by a WECA grant, previously approved by Cabinet and at a cost of £100k.

It is anticipated that any infrastructure requirements (central open space and an active travel route) and those that may results from the requirements of future developments enabled by this brief will be delivered through S106 or CIL funding from developers via planning applications route.

There is no expectation that this brief will result in any additional financial implications to the council.

**Finance Business Partner:** Kayode Olagundoye, Interim Finance Business Partner, Growth and Regeneration, 21 July 2022

**2. Legal Advice:**

Consultation should occur when proposals are at a formative stage, give sufficient reasons for any proposal to permit intelligent consideration and allow adequate time for consideration and response. The consultation responses must be conscientiously taken into account in finalising the decision. There must be clear evidence that the decision maker has considered the consultation responses, or a summary of them, before taking its decision.

The approval of the Mead Street Development Brief by Cabinet will be consistent with the provisions of the emerging Draft Local Plan. It will be a material consideration in relation to any planning applications that come forward for the area and it will be a matter for the decision maker how much weight is attached to the objectives contained in the Brief.

**Legal Team Leader:** Eric Andrews, Team Leader, Legal Services and Joanne Mansfield Team Leader Legal Services 13<sup>th</sup> July 2022

**3. Implications on IT:** No anticipated impact on IT/Digital Services.

**IT Team Leader:** Gavin Arbuckle, Head of Service Improvement & Performance, 8<sup>th</sup> July 2022

**4. HR Advice:** There are no HR implications evident.

**HR Partner:** Celia Williams, HR Business Partner, 15<sup>th</sup> July 2022

<b>EDM Sign-off</b>	Stephen Peacock, Executive Director Growth and Regeneration	1 <sup>st</sup> June 2022
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<b>Cabinet Member sign-off</b>	Mayor's Office	16 <sup>th</sup> June 2022
<b>For Key Decisions - Mayor's Office sign-off</b>	Mayor's Office	30 <sup>th</sup> June 2022

<b>Appendix A – Further essential background / detail on the proposal</b> Appendix Ai – Mead Street Development Brief: <a href="http://bristoltemplequarter.com">Mead-Street-Development-Brief_FINAL.pdf (bristoltemplequarter.com)</a>	<b>YES</b>
<b>Appendix B – Details of consultation carried out - external</b>	<b>YES</b>
<b>Appendix C – Summary of any engagement with scrutiny</b>	<b>NO</b>
<b>Appendix D – Risk assessment</b>	<b>YES</b>
<b>Appendix E – Equalities screening / impact assessment of proposal</b>	<b>YES</b>
<b>Appendix F – Eco-impact screening/ impact assessment of proposal</b>	<b>YES</b>
<b>Appendix G – Financial Advice</b>	<b>NO</b>
<b>Appendix H – Legal Advice</b>	<b>NO</b>
<b>Appendix I – Exempt Information</b>	<b>NO</b>
<b>Appendix J – HR advice</b>	<b>NO</b>
<b>Appendix K – ICT</b>	<b>NO</b>
<b>Appendix L – Procurement</b>	<b>NO</b>