



## Executive Summary

**Report title:** Temple Quarter Spatial Framework

**Wards affected:** Citywide

**Strategic Director:** Zoe Willcox

**Report Author:** Julie Witham

### Recommendation for the Mayor's approval:

That the Mayor approves the adoption of the following documents for use as material consideration in determining planning applications in the Temple Quarter area:

- Temple Quarter Spatial Framework
- BTQEZ Making People-friendly Streets and Spaces - A Public Realm Guide; and
- Sustainable Urban Mobility Plan.

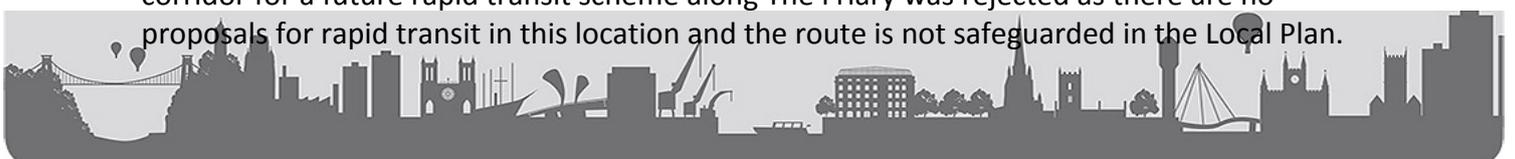
### Key background / detail:

#### a. Purpose of report:

The Temple Quarter Spatial Framework (TQSF) was subject to public consultation in Spring 2016, and was generally well-received. The document has now been updated to reflect feedback, with a view to the final document being adopted by Cabinet in October 2016.

#### b. Key details:

- Once adopted by cabinet the TQSF is intended to be used as a material consideration when determining planning applications in the Temple Quarter Enterprise Zone. It is referenced in Policy BCAP35 of the Bristol Central Area Plan (BCAP) (adopted March 2015).
- The TQSF has been consulted upon alongside two companion documents, the Sustainable Urban Mobility Plan (SUMP) and the Public Realm Guide. Feedback is set out in the draft Statement of Community Involvement which has been provided as an appendix. Officer's proposed response to consultation is summarised below:
- **Development layout and form** – No significant changes proposed despite requests to both increase and decrease heights, other than Bath Parade (City Point) where it has been remodeled at a height of 7-9 stories.
- **Land use** – Opportunities for a greater proportion of residential floorspace has been explored resulting in housing targets rising from 2200 dwellings (as identified in BCAP) to 2550 dwellings. This reflects the growing need to deliver more housing in the city, and to ensure that Temple Quarter becomes a lively mixed community, with a proportion of family housing. The need for affordable housing and community infrastructure including schools has been recognised.
- **Transport** – Plans have been updated to reflect the latest position in respect to the Arena and Temple Gate projects, as well as an emerging idea to introduce buses along Avon Street/Albert Road. More detailed issues raised in connection to Temple Meads Station will need to be addressed through Network Rail's proposed Station Masterplan in due course. Widely held concerns about shared space will need to be addressed on an individual scheme level and referring to emerging guidance currently being prepared by Bristol City Council. Additional guidance on 'way-finding' has been prepared, showing how interchange and movement can be better supported in Temple Quarter. The request to provide a protected corridor for a future rapid transit scheme along The Friary was rejected as there are no proposals for rapid transit in this location and the route is not safeguarded in the Local Plan.



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- **Parking** - Although suggested parking levels for employment uses were well received, concerns were expressed that they may be too restrictive. The advised parking standard is based on extensive modelling and research; we therefore are not proposing any changes. However, further work is planned to respond to a suggested need for a residential parking standard for the BTQEZ. This will not be included in the 2016 version of the SF but may be added to a future update.
  - **Environmental design and construction** – The section on Heat Networks has been redrafted and will incorporate guidance on a range of environmental measures, as well as clarifying environmental performance standards.

