



Introduction to South Bristol Housing Zone & Hengrove Park

Stockwood, Hengrove & Whitchurch Park Neighbourhood
Partnership

28 September 2016

City-wide priority:

Build 2000 new homes – 800 affordable – a year by 2020

Mayor Marvin Rees

Listening

Health

Education

Type of
housing

Jobs

Housing
densities

Size and
function of
the park




Access and
Movement









St
Bernadettes
Old Boys
Rugby Club

Activity

	South Bristol Housing Zone (includes Hengrove Park 2)	Hengrove Phase 1 housing	Neighbourhood Planning
Purpose	Explore how we can develop allocated housing sites that are within Council's ownership.	Develop the site for c260 new homes	A community group is establishing themselves as a Neighbourhood Planning Forum to write their own policies for the area.
Lead	Bristol City Council and HCA (landowners)	Kier Living	Neighbourhood Planning Forum (to be designated after consultation)
Current Status	Feasibility phase	Pre-planning application and public consultation leading to planning application submission	Public consultation on boundary designation and Neighbourhood Planning Forum designation (end 28/10/16)
Area	Allocated sites include: Hengrove Park Phase 2; Former Hartcliffe Campus; Former Florence Brown School; Marksbury Road (HCA); Filwood Park (HCA); Whitehouse Centre; Kingswear.	Site south west of Hengrove Leisure Centre.	Hengrove and Whitchurch Park Ward boundary
Timescale	Feasibility study to complete by the end of 2016 Consultation to commence early 2017	Planning application to be submitted in Autumn and subject to planning to start on site in Summer 2017	Consultation on boundary now – 28 October. Further timescales to be determined by the community



-  Hengrove and Whitchurch Ward
-  South Bristol Housing Zone Sites
-  Hengrove Phase 1 Site

-  Marksbury Road College Site
-  Kingsweir and Torpoint
-  Former Florence Brown School
-  Filwood Park
-  Hengrove Park
-  Hengrove Phase 1 Site
-  Hartcliffe Campus
-  Land at Fulford Road

Not to Scale

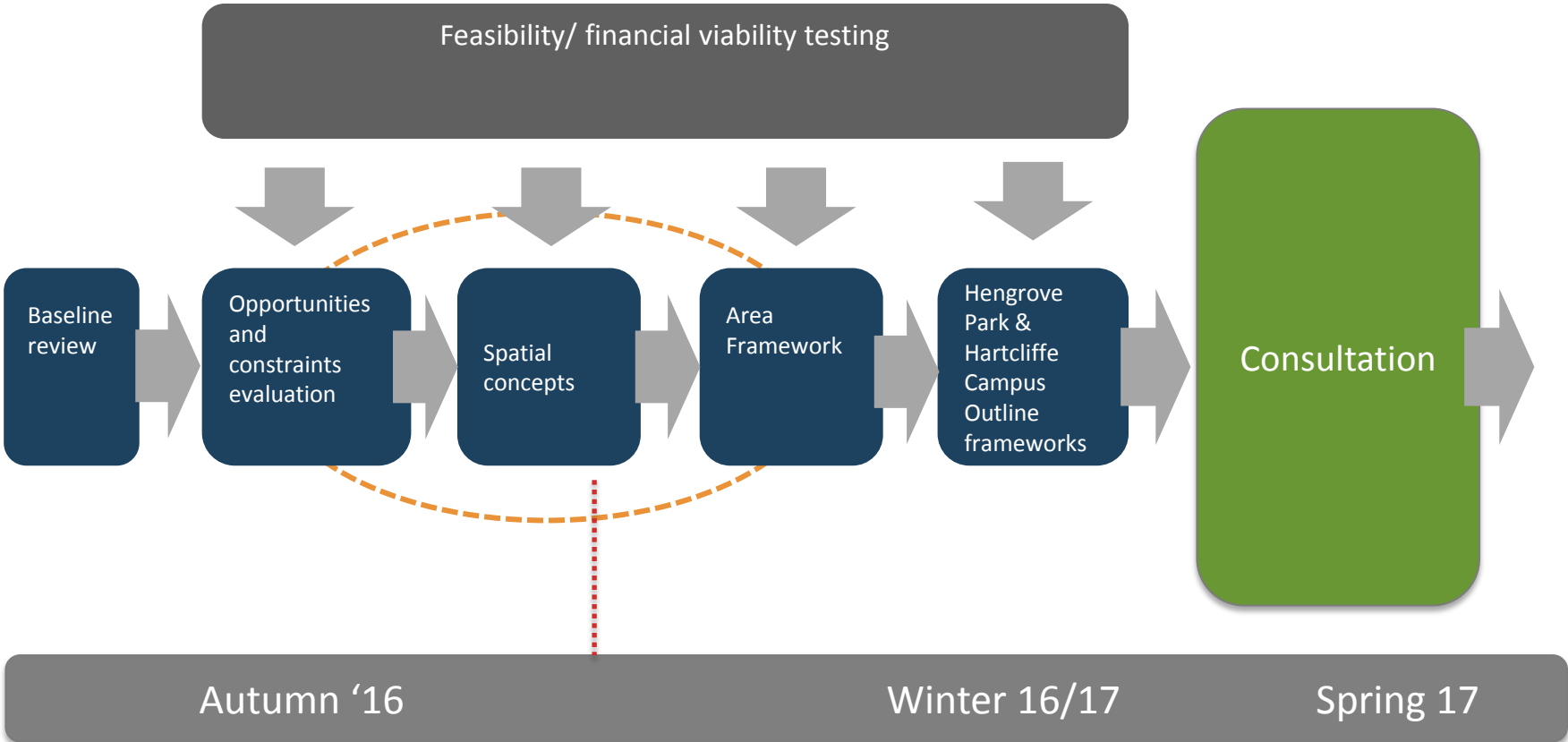


South Bristol Housing Zone Feasibility Study

- Homes and Communities Agency funded study
- a high level strategic framework to inform future masterplanning &/or detailed design proposals for the development of sites in South Bristol Housing Zone
- a strategic framework for the priority sites of Hengrove Park and Hartcliffe Campus
- a viable financial model and delivery strategy

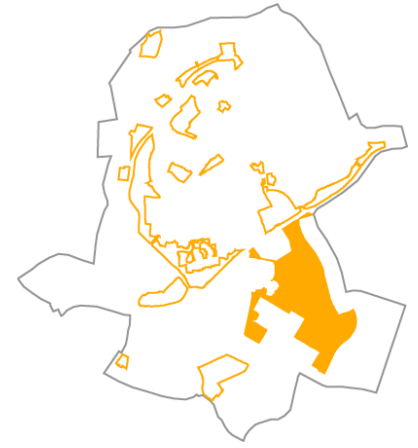


South Bristol Housing Zone Feasibility study



Council Planning Policy adopted in 2014

Local Plan Site Allocation: BSA1401 - Hengrove Park



- **50Ha** site allocated for **mix housing, offices, open space, small-scale retail**
- Estimated **1,000** new homes
- Secure **large, high quality park**
- **Coordinated approach** to delivery, guided by **community involvement**
- Integrate with **Phase 1** development & **existing play facilities**
- Maintain or **strengthen wildlife network** and incorporate **sustainable drainage** measures



Council Planning Policy adopted in 2014

Local Plan Site Allocation: BSA1301 Hartcliffe Campus




- 8.5Ha site allocated for **housing & business** use
- Estimated **300 new homes**
- Maintain or **strengthen wildlife network**





Site orientation

- 1 Hengrove Park Leisure Centre
- 2 South Bristol Community Hospital
- 3 Filwood Green Business Park
- 4 The Bottle Yard Studios
- 5 South Bristol Skills Academy
- 6 Bridge Learning Campus
- 7 The Mounds SNCI
- 8 Former runway
- 9 Play area
- 10 Rugby pitches
- 11 Temporary cycle facility

 Hengrove Park and Hartcliffe Campus Local Plan Site Allocations

 Hengrove Phase 1 Site

 Metrobus routes




Existing Landscape Features

- 1 Characterful landscape edge - mounding and mature tree planting
- 2 Former runway (heritage asset)
- 3 Hengrove Play Area and Skate Park
- 4 The Mounds - SNCI natural landscape
- 5 Woodland buffer
- 6 The Boulevard approach
- 7 Whitchurch Town and Village Green
- 8 Bamfield Green SNCI
- 9 Former running track - temporary cycle facility
- 10 Hawkfield Meadow SNCI
- 11 Hartcliffe Campus site - open mosaic habitat

South Bristol

Preliminary Spatial Concept



-  Existing local centre
-  Other retail focus
-  Developable sites/ Site Allocation area
-  South Bristol community hub (including existing hospital, leisure centre, college, cinema, play park, skate park)
-  New local street link
-  East/west strategic ped/cycle link
-  Existing strategic route
-  Existing highways
-  Existing street node with potential to simplify and redevelop
-  Important open space green infrastructure anchor (Protected from Development)
-  Bamfield edge retained as open space
-  Runway retained as open space
-  Green infrastructure links



Next steps

- From now – end 2016: complete feasibility study
- Update through future Neighbourhood Partnership meetings
- Early 2017: commence public consultation

Further information and contact:

- Web page: www.bristol.gov.uk/sbhz
- Email: hengrovepark@bristol.gov.uk to join mailing list



Major Projects Team

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