

Goram Homes - Pipeline of Housing Development Sites (March 2023 Cabinet Report)

Appendix A1 - Sites Previously Approved by Cabinet for Allocation to Goram Homes' Pipeline

Sites Approved by Cabinet September 2018

Site Name	Update on Current Status (March 2023)
One Lockleaze, Lockleaze (formerly Romney House)	Goram Homes and Countryside Partnerships is building 268 new high quality, environmentally friendly homes of which 147 (55%) will be affordable council housing, managed by Bristol City Council. Building started on site in Spring 2022. The One Lockleaze development is raising the bar for what council housing will look like in the future and will be a template for future Goram Homes projects.
Baltic Wharf, Harbourside *	In October 2021 Goram Homes and Hill Group submitted a planning application to build 166 sustainable homes at Baltic Wharf, 66 of which will be affordable (40%). Goram Homes and Hill Group are working with the Local Planning Authority on moving this sustainable development towards planning committee in early 2023.

Sites Approved by Cabinet March 2021

Site Name	Update on Current Status (March 2023)
Castle Park, Central Bristol #	<p>Energy Centre: Goram Homes has delivered an award-winning energy centre in Castle Park in partnership with Bristol City Council and Vital Energi. It includes the biggest water source heat pump in England, generating renewable energy for the Bristol Heat Network. The Energy Centre was completed early in 2022.</p> <p>Residential: In 2021, Goram Homes and Bristol Housing Festival launched a design competition to deliver a residential property, plus other mixed-use spaces, above and adjacent to the Energy Centre. Goram Homes announced the winning team in Spring 2022. Following the appointment of the winning team and additional consultants, Goram Homes submitted a RIBA Stage 2 pre-application enquiry to the Local Planning Authority and Historic England in October 2022 and launched a procurement process to find a delivery partner. Once pre-app feedback from the council is received, Goram Homes will explore progressing the scheme with a potential preferred bidder in early 2023, with the aim of preparing and submitting a full planning application by the end of 2023.</p>
Dovercourt Depot, Lockleaze	Outline planning permission was approved in November 2022 for 140 affordable and market-value homes on this brownfield site at Dovercourt Depot, and is pending the signing of a Memorandum of Understanding. Goram Homes and its preferred bidder are currently preparing a reserved matters application to be submitted by June 2023, which will increase the affordable housing provision to 50% (70 homes) – 20% above planning policy requirements - as well as propose net zero carbon homes and 20% biodiversity net gain.

Former school site at New Fosseway Road, Hengrove	The outline planning application submitted by Bristol City Council’s Housing Delivery Team in Spring 2022 to redevelop this brownfield site at New Fosseway into a new residential development for up to 200 affordable and market-value homes was approved in December 2022 and is pending signing of a Memorandum of Understanding. Goram Homes and their preferred bidder, Countryside Partnerships, are currently preparing a reserved matters application to be submitted by June 2023, which will propose 50% affordable housing (100 homes), including all the Extra Care units (70 units). An Extra Care specialist will also be procured beginning of 2023 to input into the Extra Care housing specification.
Novers Hill, Filwood	As a result of the findings of the most recent ecological report, and in discussion with Avon Wildlife Trust, plans to build homes on the Western Slopes have been scaled back to protect the important wildlife corridor and meadow and grassland habitats. A much smaller number of homes – a maximum of 70 – will now be brought forward on previously developed brownfield land on the site of the old school near Belstone Walk, and possibly 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. Goram Homes has started engaging with the community through Knowle West Alliance and direct contact with other community groups as well as ward Councillors. We will launch a design competition in early 2023, alongside recommended community representatives, presenting the opportunity for small architecture firms based in the South-West to enter. We aim to start preparing a full planning application in mid-2023.
St Ursula’s, Westbury Park	This Grade II listed building was part of the former school but is part-leased to a sports club. The remainder of the site is let to Guardians. The site has the potential for development and conversion to new homes. A range of technical surveys will be undertaken in 2023 to understand the capacity and scope for development
Portwall Lane Car Park, Central Bristol (previously known as Redcliffe Way) #	<p>There is a long-held aspiration to reunite North and South Redcliffe by creating a major mixed-use development and improved public realm. This site forms part of the overall vision. Goram Homes worked with local stakeholders via the Redcliffe Joint Delivery Board to launch a design competition for the site. The winning team was announced in Summer 2022 with a design that includes 110 homes, 40% of which will be affordable (a mix of social rent and shared ownership). This team has continued working with the Neighbourhood Forum and held a co-design workshop with local residents. It has also presented the scheme to Design West in a Design Review Panel. Goram Homes aims to select a partner in Spring 2023 and submit a full planning application to the Local Planning Authority by Autumn 2023.</p> <p>Goram Homes aims to deliver an inspiring and inclusive mixed-use, residential-led scheme on this site, which has the potential to be an exemplar of how urban developments can provide high quality, inclusive, city centre urban living. The current design offers flexibility around the use of the ground floor, including a public courtyard and open space with residential units above. Goram Homes is liaising with the City Centre Strategic Corridor project to ensure a joined-up approach to the redevelopment of the site and surrounding area.</p>
Car Park adjacent to SS Great Britain, Harbourside *	The site is currently an operational car park that generates revenue; any development proposals will involve the reallocation of the existing parking with a residential development above. Goram Homes will work with the Council’s Natural and Marine Environment Team, the Harbour Authority and SS Great Britain Trust to understand their aspirations for the site, and has appointed Alec French Architects to develop a draft Design and Access Statement that was submitted as a pre-application enquiry to the Local Planning Authority in Spring 2022. Goram Homes has also commenced the partner procurement process and aims to select a preferred bidder in 2023 to start drafting a full planning application to be

	submitted to the local planning authority.
Spring Street, Bedminster #	Bristol City Council is consulting on 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 Bristol City 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. The Goram Homes site has been allocated by the Department of Education as a temporary school and therefore Goram Homes will be aiming to start on site in September 2026, after the school moves to its permanent location. It is anticipated that by then, the framework will be adopted and other parcels within it will be on site.
A & B Bond, Western Harbour * #	The former tobacco warehouses are Grade II listed and form part of the Western Harbour Regeneration Area, which is key to the continuing regeneration of Bristol's city centre and floating harbour. The vision for Western Harbour was approved in July 2022, following a second round of consultation, which took place in Spring 2022. The next phase of the project will be to develop a masterplan for the area, underpinned 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 undertake consultation and engagement on any future development proposals. A range of technical surveys will be undertaken in 2023 to understand the building in more detail.

Sites Approved by Cabinet March 2022

Site Name	Update on Current Status (March 2023)
Hengrove Park, Hengrove	<p>This site has outline planning approval, ref 19/02632/PB, for 1,435 new homes. Included in the development proposals are significant improvements to Hengrove Park and wider infrastructure, as well as commercial and office space, new sports facilities, a sports pavilion, a scout hut, education floorspace and more. Under Goram Homes’ proposals for the site, 50% of the new homes delivered will be affordable (a mix of social rent and shared ownership). Goram Homes is currently seeking a delivery partner for the site. In parallel with this process, Goram Homes is working up the first reserved matters planning application for circa 200 new homes, a mix of flats and houses. All the houses, circa 70, in this parcel will be designed as Modular Construction. A delivery partner for the wider site will be announced in Spring 2023.</p> <p>Parcel E2 (Hengrove Bookends) has a full planning approval and has started on site with Hill Group. This parcel will deliver 53 new council homes and commercial space on the ground floor.</p>
Blake Centre, Gainsborough Square, Lockleaze – to be removed from Goram Homes pipeline.	<p>The Blake Centre is earmarked as an Extra Care Home (ECH) made up of 100% Affordable one and two bedroom flats, plus commercial space. The site has outline planning approval, gained in 2021, Planning Reference Number: 21/01549/P. Following discussions with Bristol City Council Housing Strategy and Enabling Team, and Adult Social Care, it was agreed that this site would be removed from the Goram Homes Pipeline and brought forward by the Council, who will tender the site to HomesWest Housing Association partners as a housing-led, age-restricted/ care enabled development opportunity.</p>

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Appendix A2 - Additional Sites Proposed for Allocation to Goram Homes' Pipeline, for Cabinet Approval on 7th March 2023

Site Name	Update on Current Status (March 2023)
The Grove & Prince Street Car Park, Central Bristol *	This site is currently an operational car park. This site offers a unique opportunity to provide new homes within the City Centre, both affordable tenures and private homes, on this very sustainable site. The site has the potential to maintain some public car parking, while also providing commercial space at the ground floor level.
Western Harbour Masterplan Site, Harbourside * #	<p>Western Harbour is mostly brownfield, previously developed land within walking and cycling distance of the city centre. This makes it a suitable location for the homes, jobs, and public spaces people in Bristol need.</p> <p>Bristol City Council's Regeneration Team is managing the next phase of the project, which will be to develop a masterplan and associated delivery plan. The vision will be used to help to guide and inform the masterplan from the outset.</p> <p>The masterplan will set out in more detail what Western Harbour might look like in future, including where new homes, jobs, public spaces, and infrastructure might go. Consultation and engagement will continue throughout the master-planning stage and beyond.</p> <p>Goram Homes, as the Council's wholly owned housing development company, is an important strategic partner for housing development and will be engaged where appropriate (as one of a number of key stakeholders), to work with the Council to bring forward the housing design and delivery elements on sites within Western Harbour.</p>
Other Growth and Regeneration Areas #	Bristol City Council has identified a number of 'Growth and Regeneration Areas' (as noted below, some of the sites listed in this paper are within these existing Growth and Regeneration Areas). Goram Homes, as the Council's wholly owned housing development company, is an important strategic partner for housing development and will be engaged where appropriate (as one of a number of key stakeholders), to work with the Council to bring forward the housing design and delivery elements on sites within these areas.

Further Information

*Site within the Council's Harbour Estate are marked **

Site within identified 'Growth and Regeneration Areas' are marked #

Some projects within the list allocated to the Goram Homes development pipeline are situated within the Council's Harbour Estate, and/or within Bristol City Council identified 'Growth and Regeneration Areas'. The Council and Goram Homes will work together to shape the future of these projects as they progress from

the feasibility and planning stage into delivery, as set out in the body of the above Cabinet Report.

When new homes are built, they will comply with the Council's policy requirements for Affordable Housing, for example, Social Rented and Shared Ownership homes. In Bristol, this requirement is either 30% or 40%, dependent on location. Goram Homes will comply with or exceed these policy requirements across its developments. For business planning purposes, when the project is at an early stage, Goram Homes assumes policy-compliant levels and works towards achieving a higher level of Affordable Housing, up to 50%, where viability permits.