

Growth and Regeneration Scrutiny Commission 22nd March 2023



Report of: Emily Price

Title: Western Harbour update

Ward: Hotwells and Harbourside

Officer Presenting Report: John Smith

Contact Telephone Number:

Recommendation:

To note the update on Western Harbour.



1) Summary

- a) The purpose of the report is to update Growth and Regeneration Scrutiny Commission on the Western Harbour Regeneration Project.
- b) Funding bid has been submitted and discussions continue with WECA about the level of funding and scope of work.
- c) Historic England are undertaking a review of listings in the area

2) Context

- a) Western Harbour is identified as a Growth and Regeneration Area within the Local Plan Review. The area sits at the western-most end of Bristol's Floating Harbour, as a gateway between city and countryside. To the north, the boundary follows Hotwells Road, Dowry Place and Oldfield Place, and includes the elevated flyover system. In the centre it includes the part of Spike Island west of Avon Crescent, Cumberland Basin and the Plimsoll Swing Bridge. To the south of the New Cut the boundary follows Brunel Way and Jessop Underpass and Coronation Road.
- b) Western Harbour is an area loved by many – the regeneration of the area will look to balance local and city aspirations with the need to address some of the biggest challenges facing Bristol.
- c) There is a need to update or replace the Cumberland Basin road system, a local and regional significantly important transport route. As the infrastructure of this road has become older, maintenance has become increasingly costly and the replacement of large parts of the system will be necessary in the near future. The Western Harbour project is an opportunity to make wider changes to improve the area at the same time.
- d) There is a need to provide new homes for Bristol. There were around 16,000 people on the Bristol City Council housing waiting list in 2021 and demand for housing in the city is steadily rising. Western Harbour is a way of meeting this need in a sustainable location. It is within easy reach of both the centre of Bristol and the green of Ashton Court by foot or by bike. By building in central locations like this, we can support more sustainable travel options, as well as building homes close to jobs, public spaces and leisure activities.
- e) Much of Western Harbour is brownfield, previously developed land. At the moment, 49% of the land is currently taken up by roads, parking and other hard surfaces – by building the new homes we need here, we can protect greenspaces around the city, helping us to respond to the climate and ecological emergencies while still providing the homes the city desperately needs.
- f) There is a need to respond and address the Bristol River Avon Flood Strategy in Western Harbour to protect the city (existing and new developments) from risk of flooding.
- g) In July 2022, Cabinet endorsed the Western Harbour Vision. Inspired by community feedback, the vision is a result of an extensive programme of public engagement carried out in the second half of 2021 and a six-week consultation that was open to the public in March 2022. It sets out key commitments that will guide the transformation of Western Harbour as it changes in the future and underpin a masterplan for the area. The vision can be found here: www.harbourhopes.co.uk

3) Funding update

- a) In January 2023 the Council submitted a funding application to West of England Combined Authority (WECA) to secure up to £5.6m to deliver the next stage of the project which includes
 - i) Masterplan, setting out the parameters for future development and;

- ii) Outline Business Case for an Infrastructure Delivery Plan that will support the renewal and or replacement of the ageing road network.
- iii) Consultation and engagement strategy
- b) The Council are now working with WECA to agree and finalise the scope of work and level of funding. The funding application will be made publicly available when it is considered at WECA committee in due course. Until the funding has been confirmed, the council cannot progress the appointment of masterplanners.
- c) Once funding is agreed, BCC will also set out next steps for the involvement of community / city representatives following Cabinet’s decision in July 2022 where it was agreed that Western Harbour Advisory Group would be reviewed.
- d) Officers will be happy to update G&R Scrutiny commission if and when the funding package has been agreed.
- e) Depending on the funding secured, it is anticipated that the masterplan and infrastructure delivery plan will take approximately 2.5 years and will include a headline programme for delivery.

4) Updating evidence base

- a) Historic England is undertaking a listings review of Western Harbour. This work is being independently undertaken to ensure that listings are up to date before any design work for the area begins. Historic England have now completed their initial assessment of listings at Western Harbour. A copy of the consultation reports, which set out the factual information upon which they will base their recommendations to the Secretary of State, can now be downloaded from their website, along with details on how to respond (deadline 26 March 2023).
- b) Further to this, additional work is underway to update the council’s evidence base in preparation for commissioning the masterplanning team.

5) Consultation

6) Internal

- i) n/a*

7) External

- i) External consultation was undertaken to inform and shape the vision for Western Harbour. A consultation report is available online.

8) Public Sector Equality Duties

- a) Before making a decision, section 149 Equality Act 2010 requires that each decision-maker considers the need to promote equality for persons with the following “protected characteristics”: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. Each decision-maker must, therefore, have due regard to the need to:

- i) Eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Equality Act 2010.
 - ii) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to --
 - remove or minimise disadvantage suffered by persons who share a relevant protected characteristic;
 - take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of people who do not share it (in relation to disabled people, this includes, in particular, steps to take account of disabled persons' disabilities);
 - encourage persons who share a protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
 - iii) Foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to –
 - tackle prejudice; and
 - promote understanding.
- b) An Equalities Impact Assessment was produced to accompany 12 July 2022 Cabinet paper. This will be updated and submitted alongside future cabinet reports. The assessment will inform future engagement and consultation plans.

Appendices:

None

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Background Papers: