

Goram Homes - Pipeline of Housing Development Sites (March 2024 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 (Nov 2023)
One Lockleaze, Lockleaze (formerly Romney House)	Goram Homes and Countryside Partnerships are building 268 new high quality, environmentally friendly homes of which 147 (55%) will be affordable council homes for social rent and shared ownership, managed by Bristol City Council. Building started on site in Spring 2022. The One Lockleaze development is raising the bar for what council homes will look like in the future and will be a template for future Goram Homes projects. The first six homes have been completed, and Goram Homes continues to prioritise council homes on this site. One Lockleaze was awarded 'Residential Development of the Year' at the 2023 Bristol Property Awards.
Baltic Wharf, Harbourside *	In April 2021 Goram Homes and Hill Group submitted a planning application to build 166 sustainable homes at Baltic Wharf, all of which will be council-owned affordable homes for social rent and shared ownership. Goram Homes and Hill Group are working with the Local Planning Authority (LPA) on moving this sustainable development towards development control committee in early 2024.

Sites Approved by Cabinet March 2021

Site Name	Update on Current Status (Nov 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. Goram Homes will explore progressing the scheme with a potential preferred bidder.</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. Goram Homes and Countryside Partnerships achieved Reserved Matters approval in December 2023. The aim is to increase the affordable council owned housing provision to 50% (70 homes) – 20% above planning policy requirements - and achieve 20% biodiversity net gain. The start on site target is this financial year 2023/24.

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 (including 70 extra care beds) was approved in December 2022. Goram Homes and their preferred bidder, Countryside Partnerships, have submitted a Reserved Matters application for 130 general needs homes, with the aim of delivering 50% as council-owned affordable housing (65 homes), which was approved in January 2024. The aim is for all the Extra Care units (70 units) to be delivered as affordable. A second Reserved Matters application will be submitted to cover the Extra Care element.
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, 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 engaged with the community through Knowle West Alliance and direct contact with other community groups as well as ward Councillors. A competition was launched in early 2023, alongside recommended community representatives, presenting the opportunity for small architecture firms based in the South-West to enter. A winner was selected and Goram Homes is exploring the next steps through procuring a delivery partner and aims to submit a planning application for the site within the 24/25 financial year.
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 have been undertaken in 2023 to understand the capacity and scope for development and Goram Homes is seeking a delivery partner to bring forward the scheme through submitting a planning application to the LPA within the 24/25 financial year.
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.
Spring Street, Bedminster #	Bristol City Council has produced 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. 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 after the school moves to its permanent location. It is anticipated that by then, 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 have been undertaken in 2023 to understand the building in more detail.
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Sites Approved by Cabinet March 2022

Site Name	Update on Current Status (Nov 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 council homes (a mix of social rent and shared ownership). Goram Homes has selected Countryside Partnerships as their preferred delivery bidder. In parallel with this process, Goram Homes has submitted the first reserved matters planning application for 209 new homes, a mix of flats and houses. Determination for the first residential phase is expected by March 2024.</p> <p>Parcel E2 (Hengrove Bookends) has a full planning approval and is under construction with Hill Group. This parcel will deliver 53 new council homes and commercial space on the ground floor.</p>

Sites Approved by Cabinet March 2023

Site Name	Update on Current Status (Nov 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. Goram Homes will be exploring the development of the site, refining the site boundary, seek delivery partners and aim to start engagement, consultation, and planning preparation in 24/25 financial year.
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>
<p>Other Growth and Regeneration Areas #</p>	<p>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.</p>

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Appendix A2 - Additional Sites Proposed for Allocation to Goram Homes' Pipeline, for Cabinet Approval on 5th March 2024

Site Name	Update on Current Status (Feb 2024)
Dovercourt Road Gas Works, Lockleaze	In December 2022 the Council acquired the former Dovercourt Gas works from National Grid and Wales and West Utilities using £1.3m of HIF (Housing Infrastructure Funding) monies provided by Homes England. The site is a brownfield former gas works site of approx. 2.46 acres. The site has initially been earmarked for the delivery of circa 60-70 residential units and could support a broad mix of 1 & 2 bed apartments and 2,3 and 4 bed family houses. Goram anticipates submitting a full planning application in Spring 2025. Whilst consideration has been given to the delivery of residential development on the site, the land has been used as a meanwhile use by Network Rail for a storage facility for the WECA funded Ashley Down station.

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.