

Hengrove Park Forum

Notes of meeting

Monday 3rd December
7pm – 8.30pm

The Gatehouse Centre
Hareclive Road
Bristol
BS13 9JN

Present	Apologies
John Button, Elmtree Residents Association	Insp Colin Salmon, Avon & Somerset
Ray Andrews, Elmtree Residents Association	Police
Mary Sykes, Hengrove Councillor	Janet Scammell
Tim Kent, Whitchurch Park Councillor	Richard Eddy, Ward Councillor
Helen Holland, Whitchurch Park Councillor	Kevin Quartley, Ward Councillor
Jeff Lovell, Filwood Councillor	Royston Griffey, Ward Councillor
Barry Taylor, St Bernadettes RFC	Chris Tarr, Whitchurch Assisting
Pat Taylor, St Bernadettes RFC	Development
David Fowgies	Mark Brain, Ward Councillor
Dave Stevens Elmtree Park Residents	Steve Hewitt, HWCP
Association	Sian Parry, Avon Wildlife Trust
Nina Milton	
Hilary Scriven, Scouts	
Andy Tyas, Bristol City Council	
Emily Price, Bristol City Council	
Ben Bennett, Bristol PCT	
Richard Thorold, City of Bristol College	

Notes:

1. Introductions

Andy Tyas – Programme Manager for Hengrove Park representing Bristol City Council.
Richard Thorold – Director of Resources and Estates, City of Bristol College
Ben Bennett – Strategic Development, Bristol Primary Care Trust
Emily Price – Hengrove Park Communications & Public Consultation, Bristol City Council

The scope of the meeting was to:

- Provide feedback on the public consultation which took place in September
- Introduce the three planning applications that have been submitted
- Give an update on the programme

2. Phase 1 Masterplan and Infrastructure

Andy explained how the masterplan for Phase 1 has evolved since outline planning consent was granted in 2005. The masterplan shows how plots for the hospital, the

Healthplex, the Skills Academy and Computershare will be created. It also identifies potential residential plots which will come forward for development in the future.

Brief update on Computershare – ‘heads of terms’ have been agreed between Bristol City Council and Computershare. Unclear of their timescale at present, but expect they will be preparing a planning application in the new year.

Brief update on Healthplex – Bristol City Council now working with two bidders who are drawing up detailed design proposals. Once the preferred bidder has been selected (end of May 2008) there will be a period of pre-application public consultation on the preferred scheme before submitting the planning application in July 2008.

He then presented the council’s detailed planning application for the Infrastructure, which will serve developments in Phase 1.

Andy highlighted three key issues that arose during the consultation and explained how the project has responded to them

- *Increase in traffic, particularly through Whitchurch Village.* The Transport Assessment which accompanies the Infrastructure Planning Application suggests that the majority of traffic will be travelling to and from the north of the site, unlikely to travel through Whitchurch Village. Therefore the main off-site works will focus around Whitchurch Lane leading to Hartcliffe Roundabout.
- *Concerned that there will not be enough car parking.* The Local Plan sets parking standards and all developments within Phase 1 conform to these.
- *Need for good public transport.* There is a collective agreement among the partners to fund bus services to the site, at least for the first five years. It is likely that there will be a planning condition that prevents any of the key public buildings opening before bus services are operating on the site (as per the 2005 consent).

3. Programme

Andy explained that the first three planning applications for Phase 1 have been submitted and the Development Control Team have started the statutory public consultation on the plans.

All three planning applications are aiming to be presented at a Development Control Committee Meeting on 12th March 2008. It is difficult to pin down exact dates after this time, however partners are still working to the timetable published in the leaflet that was circulated as part of the public consultation exercise:

Spring 2008	Start building infrastructure & Skills Academy
Summer 2008	Healthplex consultation and submit planning application
	Start building hospital
Winter 2008	Start building Healthplex
Summer 2009	Complete infrastructure
	Hospital to open
Autumn 2009	Skills Academy to open
Spring 2010	Healthplex to open

4. South Bristol Skills Academy

Richard Thorold presented the plans for the South Bristol Skills Academy and outlined the comments which were made at the public consultation. He highlighted the features of the building design, which aimed to make it a sustainable building: natural ventilation, solar panels and rainwater harvesting. The design team are also investigating the feasibility of a biomass boiler and wind turbines.

5. South Bristol Community Hospital

Ben Bennett presented the plans for the South Bristol Community Hospital. He explained that the PCT are 2/3 through the Department of Health approval process and they are aiming to sign contracts in July 2008. A lot of the building work will take place off site as it will be modular construction, then clad with timber a brick once on site. The planning application also seeks approval for 220 space public car park.

6. Questions and Answers

Attendees had an opportunity to ask Andy, Richard and Ben questions.

Q1 Concerned that the road widening will have a negative impact on the wildlife corridor along Whitchurch Lane.

A1 Yes, the width of the hedgerow will be reduced due to the widening of Whitchurch Lane. The Environmental Assessment submitted with the Infrastructure Planning application has highlighted this as an issue and mitigation measures have been suggested. Firstly a management plan for the Mounds area will be developed so that the area can be managed in a more effective way. Secondly there is a suggestion that a new east-west corridor (ie hedgerow) is developed to the north of Phase 1.

An ecological management plan will be required to manage the construction phase.

Q2 Impact of traffic along Whitchurch Lane. Why not use other access point ie from Hengrove Way dual carriageway?

A2 The Transport Assessment which accompanies the Infrastructure Planning Application seeks to prove that the proposals for highway improvements off site (ie widening of Whitchurch Lane and works to Hartcliffe Roundabout) are suitable to facilitate traffic to Phase 1. However any further development that happens on the wider Hengrove Park site will require more access points. The 2005 planning consent identifies these (two access points from Bamfield and one from Hengrove Way). The Phase 1 roads have been designed to link to these in the future.

Q3 What catchment area does the Marksbury Road College Site currently have and how will this impact on how people will get to Hengrove Park?

A3 The college have done a postcode analysis to show where their students are travelling from. This will be used by bus operators to help inform which bus services will serve the site. The majority of existing students travel to Bedminster by bus – either by public transport or by a bus service laid on by the college. It is envisaged that this will be the case for the Skills Academy also.

Q4 Will the proposals for the area adjacent to the Skills Academy building which will be retained for ecological benefit link to the proposals for a management plan for the Mounds?

A4 There will be an ecological management plan linked to a planning condition for the Skills Academy.

Q5 Why are all of these major uses condensed into one area of South Bristol, bringing increased level of traffic to one particular area?

A5 One of the main benefits for locating these major public uses is that this will create a critical mass for public transport ie it creates a case for improved services to this area.

Q6 Concerned that the mitigation measures which are being proposed will not be enough to cope with the additional traffic.

The transport assessment justifies the proposals technically. Recognise that the group want more clarity and understanding of the issues and solutions which are being proposed. The Planning Authority will ultimately make the decision as to whether the mitigation measures proposed are suitable. The Forum have an opportunity to comment directly to the planning authority.

Q7 How durable are the buildings? They will look good in the first few years, but how can we ensure the public buildings are maintained?

A7 The maintenance budget for the Hospital and Healthplex are both 'locked in' to the lease / contract for each of building. The lease specifies the performance and once the contract has been signed, the maintenance budget can not be touched.

Q8 The plans look nothing like previous drawings – they looked like they have been plonked down with little thought.

A8 Confident that these plans will create excellent public buildings. As the detailed designs have progressed, there have been some compromises, but the plans now represent what can be achieved in reality.

Q9 Is there an opportunity to get the operators of the various developments to stagger start times to ease peak time traffic?

The uses proposed offer a naturally staggered start time. In addition each applicant will be required to produce a Travel Plan which sets out how the operator will encourage visitors and staff to reduce the reliance on the car, by encouraging more walking, cycling, public transport use and car sharing.

Q10 Why is the main boulevard so wide?

A10 Hengrove Park has been identified as a site which in the long term could benefit from 'Bus Rapid Transit' (BRT). The roads within the site have been designed to ensure that this can be accommodated in the future. In the meantime the extra carriage way will be used as a bus lane.

Q11 How many houses will be developed?

A11 The council is not seeking planning consent for the new homes (260) shown on the Phase 1 masterplan. Planning applications will come forward once developers have been selected. This process has not yet started. The existing planning consent granted in 2005 was for 690 homes across the whole site. No decision has been taken to increase numbers, but the forum will be aware from previous correspondence in 2006 the council will be reviewing the site in light of the housing targets which have been set for Bristol by Central Government.

Q12 Will the park ever be delivered?

A12 The council is still committed to delivering a large park as part of the wider regeneration of the site, along with new homes and employment space.

7. Date of Next Meeting

Forum members requested that the next meeting is held way before the planning applications are considered by the Development Control Committee on 12th March 2008. There was a request that representatives from the Transport Department attended the meeting and that the council discuss the process for developing a new plan for the rest of the site. Emily agreed to confirm details of the next meeting when circulating the draft notes.