

Hengrove Park Forum

Notes of meeting

Tuesday 5th February 2008
7pm – 8.30pm

Scout Hut,
Bamfield,
BS13 9JN

Present	Apologies
<p>David Fowgies Jane Hewer Phil Smith Anne Smith</p> <p>John Button, Elmtree Park Residents Association (EPRA) Ray Andrews, EPRA Dave Stevens, EPRA Janet Scammell, SBCH lay representative Mike Knight, Cater Business Park Chris Tarr, Whitchurch Assisting Development (WAD) Michelle Tarr, WAD Kim Avent, WAD Insp Colin Salmon, Avon & Somerset Police Hilary Scriven, Scouts Sian Parry, Avon Wildlife Trust Allan Whiteley, Area Housing Committee member</p> <p>Helen Holland, Whitchurch Park Councillor Jos Clark, Hengrove Councillor</p> <p>Richard Thorold, City of Bristol College Julie Seaton, Bristol City Council Matthew Cockburn, Bristol City Council Andy Tyas, Bristol City Council Lucy Darkin, Bristol City Council</p>	<p>Richard Eddy, Ward Councillor Nina Milton Ben Bennett, Bristol PCT</p>

Notes:

1. Introductions

Andy Tyas – Programme Manager for Hengrove Park, Bristol City Council (BCC)
Richard Thorold – Director of Resources and Estates, City of Bristol College
Lucy Darkin – Hengrove Park Communications & Public Consultation, BCC
Julie Seaton – Case Officer for Hengrove Park planning applications, Development Control, BCC
Matthew Cockburn – Transport Planner advising Julie Seaton on Hengrove Park planning applications

The scope of the meeting was to:

- Give an update on three planning applications that have been submitted
- Discuss traffic and transport issues raised at previous meetings
- Give an update on the rest of the site

2. Planning Applications

Andy played a 3D animation that has been prepared for the Phase 1 area, showing how the site could look when construction is complete and all of the buildings are open. Andy drew attention to the hospital, the Skills Academy, plaza and bus stops. Images for the Healthplex, Computershare buildings and housing plots were an indication of schemes which may come forward as these have yet to be submitted as planning applications.

The animation will be posted on the Hengrove Park website and after the meeting Dave Stevens offered to do a voiceover.

Infrastructure

Design Changes

Andy summarised the changes to the design since the planning application was submitted. On the whole the layout remains unchanged, but changes have been made in response to requests from Development Control, in particular BCC as the Highways Authority. Changes included: additional trees, changing the 'squareabouts' to roundabouts based on a Dutch innovation, changes in road surface south of the plaza to create a more 'shared space' and the road narrowing on entry to the first internal roundabout.

Qu: Andy explained that the hospital will be having some blue light arrivals, but that there is no A&E facility. To the front of the building there is an ambulance layby providing drop-off and pick-up facilities.

Ecology

Lucy explained that because construction works are likely to start during the summer and possibly overlap with the bird-breeding season, that some advanced works need to take place over the next fortnight. Works include cutting through a section of the Whitchurch Lane hedgerow (approximately 30m x 30m) and a meadow cut. Lucy gave the Forum comfort that plans are being made to enclose the area with fencing once

the vegetation has been cleared. Andy also mentioned that this creates the opportunity to put some site hoarding in place.

Qu: Regarding a comment on potential road disruption during vegetation clearance, Lucy explained that the contractor will need to prepare a method statement which keeps any disruption to a minimum.

As compensation for the loss of the hedgerow along Whitchurch Lane and removal of the meadow, a replacement wildlife corridor along the existing boundary of the site is being proposed in addition to a 25-year management plan for The Mounds and Hawkfield Meadows (neither of these areas are currently under any form of management). The location of the corridor and outline plan need to be agreed with development control, with input from AWT, prior to the planning committee on the 12th March.

Programme

Andy explained that the planning application will be considered at the South & East planning committee on 12th March, along with the hospital and Skills Academy. The Infrastructure team will soon be commencing detailed design and then moving to appointing a contractor, with view to starting on site during Summer 08.

Hospital

In Ben Bennett's absence, Andy gave an update on the hospital. The hospital team are working with Julie Seaton on aspects of the scheme relating to the car park and public realm to the front of the building. There are no reported delays to their programme.

Qu: Andy is to report back to the Forum on the size of the water tanks underneath the hospital.

Skills Academy

Richard reported that there have been no changes to the design of the building since it was last presented to the Forum. The team are about to tender for a contractor, with start on site anticipated June/July 2008, construction completed late Autumn 2009, and the building schedule to open January 2010.

Computershare

Andy explained that the council has agreed financial terms with Computershare Ltd regarding the sale of land and that the developer has appointed a design team. Computershare are aiming to submit a planning application in April 2008, but there has been no consultation or any meetings with Development Control to date. Andy will be requesting that the team come and present their scheme to the Forum prior to any planning submission.

Healthplex

Andy explained that the two remaining PFI bidders will be submitting their scheme to the council in May 2008, with a decision made on the preferred bidder by June/July 2008. There will need to be public consultation prior to any planning application being

submitted. Andy will be requesting that the preferred bidder present their scheme to the Forum once they have been selected, probably during July. Andy reminded the Forum that the PFI scheme includes the public plaza which is between the leisure centre and the hospital.

3. Traffic & Transport

Andy circulated an extract from the public consultation report which would be used as a framework for discussing traffic and transport issues. Matthew Cockburn provided responses on behalf of the Highways Authority, with additional input from Andy and Julie as necessary.

Increase in Traffic & Public Transport

Concerns were raised about the additional traffic which would be created by the redevelopment of Hengrove Park, in particular the pressure on Bamfield. Clarification was also sought about the basis of the traffic assessment, relationship to future strategic transport proposals e.g. airport link and how proposals for the rest of Hengrove Park has influenced the design of Phase 1.

The Forum's concerns regarding traffic problems in their neighbourhood were noted but Andy explained that the Infrastructure project is limited in the extent to which it can solve all of these problems. AT/MC explained how improvements such as Whitchurch Lane widening and Hartcliffe roundabout signalisation will help with accommodating extra traffic and congestion. The scheme is also being future-proofed to accommodate the Bus Rapid Transit system, in addition to having a number of bus routes extended or diverted to serve the first phase of Hengrove. The number and type of uses being proposed for Phase 1 is likely to be attractive to a bus operator. Andy also explained how additional access points will be created when the rest of Hengrove is developed, which will reduce the pressure on the Whitchurch Lane junction.

Actions as follows:

- a. Andy to confirm timing of survey data used for basis of transport assessment.
- b. Andy to investigate trigger point for signalisation works on Bamfield.
- c. Andy will arrange for a summary note to be prepared for the Forum which sets out strategic transport proposals in relation to Hengrove.

Parking

Concerns were raised about the level of parking provision and potential impacts on surrounding residential streets. Clarification was also sought on the operation of the car parks for the Healthplex and the hospital with respect to charging.

MC explained how the levels of parking for proposed buildings in Phase 1 are consistent with local plan standards which set the maximum limit: Healthplex – 330 (not yet submitted), Computershare - 300 (not yet submitted), hospital – 220, Skills Academy (150 – below plan standards) and 15 on street.

Qu: Inspector Salmon made a comment about the safety of two-storey car parks. Julie Seaton explained that she is having discussions with the PFI bidders and the hospital regarding the design and management of these car parks, for example on making the design successful with respect to safety and security of both passers by and car park users.

Qu: Andy explained that provision of spaces for disabled badge holders will need to be consistent with approved standards.

Qu: The Forum's concerns about parking provision of 0.7 cars per flat for proposed residential plots and no parking for park users within Phase 1 are noted.

Andy explained that car parking for both for the Healthplex and hospital will be subject to a charge. The former would be redeemable on purchasing a ticket to use the centre and the latter will be chargeable on a par with other hospitals.

Bearing in mind the comments on concerns about increases in traffic on local roads and car parking provision, Andy explained that there is a difficult balance to take in terms of providing alternatives to the private car and provision of car parking spaces.

Update on Phase 2

Andy explained that he has not yet received an instruction to proceed with any work on the rest of the site.

Qu: In response to a question from WAD regarding what was preventing an instruction being given, Cllr Helen Holland explained that it was important to ensure that the council's resources are fully invested in Phase 1 to ensure it is a success. Regarding Phase 2 there is still a commitment to an exemplary scheme with a high quality park. Phase 2 needs to be informed by the outcome of Phase 1.

AOB

Andy explained that a report will be going to Cabinet on the 13th March detailing the financing for Phase 1. This will not include any reference to Phase 2 finances.

4. Date of Next Meeting

It was agreed to host the next meeting at the Scout Hut on the evening of Tuesday 8th April.