

Hengrove Park Forum Notes of meeting

Tuesday 2nd June 2009

7pm – 8.30pm

The Scout Hut, Hengrove Park, Bamfield, Bristol

Present:	Apologies:
Andy Tyas, BCC (Chair) David Bishop, BCC Ben Bennett, PCT Hilary Scriven, Whitchurch Scouts Cllr Mary Sykes, Hengrove Ward John Button, Elmtree Park Residents Ray Andrews, EPRA Andrew McLean, Bristol Community Health Allan Whiteley, AHF, Whitchurch Jane Hewer, Local Resident Inspector Colin Salmon, Avon & Somerset Police Cllr Jos Clarke, Hengrove Ward Lorraine Horgan, Local Resident Joanna Pearce, St Bernadettes RFC Stella Shaw, BCC	None

Content & Action:	Action Owner:
<p><u>PREVIOUS NOTES/MATTERS ARISING</u> <u>Notes 14.04.09:</u> Agreed <u>Matters Arising:</u></p> <ol style="list-style-type: none"> 1. Noise Pollution and Electrical Load levels data has been posted on the website by BCC. 2. Traffic queues reported due to Car Boot Sales in Hengrove Park. AT circulated written details of the relevant complaints procedure. 3. Area Green Space Strategy: AT distributed the Minutes of the last Area Green Spaces meeting. The contact is Heather Barham, heather.barham@bristol.gov.uk. 4. Constellation Site – TV Production and Film Studio: Nothing further to report to date. 	
<p><u>INTRODUCTIONS</u> Andrew Tyas (AT) opened the Forum and introduced David Bishop, Strategic Director, City Development and Ben Bennett, Programme Director, PCT.</p>	
<p><u>PHASE 1 UPDATE</u> Infrastructure: Work proceeding on budget/to programme. The utilities are now installed. Site Security:</p> <ul style="list-style-type: none"> • Inspector Salmon updated the Forum. A meeting has been scheduled on 3rd June with relevant partners, following the meeting and report in September 2008. • HS reported that the persons have recently been disturbing 	

the surface of the park by the use of metal detectors/digging. BCC to follow up whether permission has been granted for this activity, and report back.

AT/SS

Community Hospital: Ben Bennett reported that the programme is proceeding although delays have been caused by:

- A review of the construction method. Alternatives are being considered as recent exchange rate changes have raised concerns that the original plan for the hospital to be manufactured in Germany no longer represents the best value.
- Once the preferred construction method is identified final cost will need to be agreed.
- Local and national approval stages are required before work can begin, and the timescales for these are not yet certain.
- Start on site date not anticipated before the end of Summer 2009.
- Ben stressed the benefits of continuing local community support for the hospital project.

Q: Will work done by the German construction company so far be charged to the PCT?

A: No, all work so far has been carried out "at risk" and the design is owned by the PCT.

Q: Are you putting the construction work out to competitive tender?

A: No. The PCT is already in a partnership agreement with Carillion, although they will still need to demonstrate before contracts are completed that their work represents Best Value.

Hengrove Leisure Centre: Nothing further to report. Negotiations are ongoing and currently commercially sensitive. Good progress is being made and there is confidence that the project will proceed.

Computershare: As previously reported.

Constellation: As previously reported.

City of Bristol College: Programme proceeding with highly visible progress.

Q: Has St Peter's approached the Council formally about building a new hospice on Hengrove Park?

A: Yes, but no terms have been agreed. A one-acre plot next to the mounds has been identified as a suitable site and has been made available, subject to negotiations.

Q: Why isn't the Computershare site suitable for St Peter's?

A: A more sheltered site is preferred.

Q: What was that piece of ground previously designated for?

A: Provisionally subject to planning consent

Q: How will its disposal impact on Phase 1 the development

<p>A: The Hospice is similar to housing in terms of its utility and traffic requirements. The infrastructure is therefore expected to easily accommodate it. The Hospice will also increase the number of potential bus passengers, which is good for the long-term viability of services.</p> <p>Q: Is it important not to lose out on affordable housing through selling off more plots for public buildings.</p> <p>A: The amount of affordable housing on Hengrove Park will most likely be determined through a new master planning process that will consider Phase 1 and potential new Phase 2 sites.</p> <p>Q: Will there be a reduction of the number of houses in Phase 2 if the St Peters disposal goes ahead?</p> <p>A: That will be determined through a new master planning process.</p>	
<p><u>PHASE 2 UPDATE</u></p> <p>David Bishop thanked the Forum for the opportunity to address it. He confirmed that the Council remained committed to achieving further development on Hengrove Park as part of wider plans for investment and regeneration in South Bristol.</p> <p>Key Points:</p> <ul style="list-style-type: none"> • Phase 2 is currently delayed due to the recession. • The state of the market is such that it is doubtful that there would be sufficient return from development to pay for all the associated infrastructure including the new park. • The Council is currently in discussions with the Homes and Communities Agency (HCA), a new government body responsible for housing investment, which could also invest in development to make it viable and /or speed up delivery. • Hengrove Park is part of a wider discussion that is taking place with the HCA across the Bristol area in order to agree its investment priorities. It is hoped that with a positive outcome the Council will commence work on a new master plan during 2010 and begin to deliver new infrastructure during 2011. <p><i>(7.40pm – The meeting was adjourned due to a fire being reported nearby. The Fire Brigade was called and the meeting resumed at 7.50pm. AT agreed to report the fire incident to the council's Parks department seek resolution to what was reported as an ongoing problem)</i></p> <p>Q: Will Phase 1 be finished before Phase 2 starts?</p> <p>A: This is not known at present. Progress on both phases depends upon the availability of public and private sector investment</p> <p>Q: How much say will the council have in what gets built?</p>	<p>AT</p>

<p>A: The council is ultimately responsible for all decisions as landowner and planning authority, not funding /development partners.</p> <p>Q: The government influences the amount of affordable housing. We need assurances as to the number of houses planned in Phase 2. First we were told 690, then 1200. What's the maximum?</p> <p>A: The 2005 plan will hopefully be updating in 2010. Numbers will be discussed and determined as part of the process and be subject to full public scrutiny.</p> <p>Q: Will a change in government affect the plans? Will schemes get mothballed?</p> <p>A: It is difficult to predict what will happen. The key issues are likely to be Bristol's housing allocation, transport priorities and future public spending</p> <p>Q: When will the bus service to Hengrove Park be instigated?</p> <p>A: Bus services will start when the college opens, currently September 2010.</p> <p>Q: Will there be extra busses when council employees relocate to the Somerfield site?</p> <p>A: This is currently being reviewed. The 75 service already serves the site.</p> <p>Q: How many employees will come to Somerfields and when?</p> <p>A: Council staff will begin to move in this September. Numbers will be reported at the next meeting</p> <p>Q: The council said last year the would be £990k available to subsidise bus services.</p> <p>A: That figure is correct. The funding is confirmed.</p> <p>Q: Will the council bear in mind with the relocation of the Rugby Club that special requirements are needed for the procurement of Rugby pitches, including the required time lapse between installation and use.</p> <p>A: The council's previous commitments remain and will need to be considered as part of the any new master plan.</p>	
<p>Next meeting: 21.07.09 7-8.30 pm Bamfield Scout Hut</p>	