



Planning Together Workshop – Autumn update

Development in the Ashton Vale /Yanley Area

Workshop Report

26 November 2008
Ashton Gate Football Club Bristol

Report produced by:
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1.1 **The Purpose and Structure of the Event**

The workshop was held on 26 November 2008 at Ashton Gate Football Club, Bristol. In total 86 stakeholders attended. These consisted of many of the original invitees to the workshops held in April 2008 together with additional groups who had joined the process. A full listing of the organisations is included at Appendix A.

1.2 The objectives for the day were to:

- a) Provide a progress update and explanation of how things have moved forward since the workshops in April 2008
- b) Bring together various projects taking place in the area
- c) Explore areas of commonality and differences between the projects and ways to take things forward

1.3 The day was divided into the morning session consisting of presentations by the various groups or landowners followed by a series of workshops in the afternoon. The programme is included at Appendix B. Karuna Tharmananthar, Assistant Director of Development and Environment at North Somerset Council introduced the day by reminding delegates of the vision and some of the main issues which arose from the earlier workshops. He explained that whilst as a council North Somerset were making strong representations to the Secretary of State for Communities and Local Governments Proposed Changes to the Draft Regional Spatial Strategy (RSS) it recognised that it was also prudent to plan for the proposed development. The workshops provided the opportunity to bring together many of the current projects, plans and proposals which were being brought forward in the area to explain what both Bristol City Council and North Somerset were doing in terms of their respective Core Strategies and explore the issues arising.

2.1 **Presentations**

The following presentations were made during the morning session.

Broadway Malyan - Master planning for the urban extension - the work so far
Jeff Nottage, Mike Newton and Murray James

Major Transport Schemes **Alistair Rice Transport Policy Team Leader NSC**

DVD South West Bristol - Ambition, Vision, Action, September 2008 **Commissioned by The Initiative at GWE Business West**

Barrow Hospital **Jo Davis GVA Grimley for Del Piero Limited**

Ashton Park ...the story so far **John Baker Executive Director, Baker Associates**

Football club relocation **Ian Cawley JT Group**

University Land, south of Long Ashton **Nick Tyrell Alder King**

Bristol Airport proposals **Andrew Goodenough Head of Airport Development**

2.2 Discussion

Michael Reep then led a discussion forum with the whole group. The issues raised included:

- Phasing- particularly the issue of using brownfield land in Bristol first and whether holding back on the greenfield sites would trigger regeneration elsewhere.
- How quickly the transport initiatives could be put into place
- How the change in the economy has affected the proposals – some representatives held the view that the demographics won't have changed and that housing need will not have gone away. The slow down in the economy, however, may have given additional breathing space to get a better scheme and to ensure the community is in the driving seat –raising aspirations and quality. Should make the most of the time to have a meaningful debate.
- The importance of assessing the capacity of the land and then determining numbers rather than shoehorning development into the space.
- The importance of the green infrastructure. How it needs to be approached holistically with all proposals in the area working to a phased framework - which not only responds to the inherent strengths and weaknesses of the site but responds to the needs of the future population.

3.1 Workshops

A series of workshop sessions were held during the afternoon exploring how the pieces of the jigsaw fit together, the strengths and weaknesses of the proposals and what the key issues for debate were. These workshops were structured according to three main themes with the main findings listed below.

3.2 Green infrastructure environment and landscape

- This needs to comprise of formal and informal uses
- Needs a clear policy to set out uses -GI needs a clear purpose
- Requires management plan – role for Forest of Avon?
- It will require co-ordination between landowners
- The principle of green wedges and access to routes is supported
- Must respond to setting of the city
- Is greenbelt the best policy mechanism to protect this open space –what about 'green wedge policy'?
- Provision should be made for allotments
- Green infrastructure should include movement and access links and could be the route for other infrastructure
- Shouldn't forget the opportunities to introduce new green infrastructure
- Energy facilities may need to be sited with the Green infrastructure
- Ridges form the key element of the GI opportunity for long tongue of green land
- Need buffers adjacent to ancient woodland
- Need to be bold about how we use the landscape see it less as a constraint more as a opportunity – Country Park linking into Green Strategies
- Support for the idea of a National Nature reserve outside the area but linked to it.

3.3 Transport

- Emphasise importance of BRT and link between City Centre and Airport
- Rail station needs to be fully investigated and results widely reported.
- Phasing should support delivery of public transport and the BRT early on in programme - -can forward funding mechanisms (e.g. RDA) be used to support this?

- A further South Bristol link (particularly BRT) is important
- Primary route needed between A38 and A370 - decisions on this need to be made early on and land safeguarded.
- The urban extension should be designed to minimize traffic generation through layout and mix of uses.
- Policy mechanism required to safeguard BRT route
- Future technologies will lead to a different form or use of transport – need to plan for these technologies
- Need to consider funding, priority for strategic infrastructure provision- how it is to be delivered and impact upon timing
- New park and ride on A38?
- Public transport – cheap, efficient and timely.
- How does park and ride operate ... do buses still run?

3.4 **Mix of uses, housing, employment, community facilities and town centre** **Housing**

- Housing – density is a major issue. 50dph feels high but bigger land take if we go lower and where is this land provided?
- Should developable area be expanded we need to identify where?
- Should there be more development in or around Bristol?
- Quality of development is more important than density.
- Higher density leads to parking problems and should be realistic about car ownership levels
- Higher density is a major determinant in key objectives such as :
 - increasing patronage for public transport
 - achieving waste to energy
 - viability of the District Centre –only viable if development clustered not dispersed
- Ensure parking for high density housing so we don't lose functional space
- Family housing is a major requirement within scheme.
- Requirement to blend new housing with existing ... this will require a range of densities

Employment

- Need to explore the types of employment which is realistic i.e. working from home with employment hubs, high quality office jobs
- Need to work closely with Bristol in particular S Bristol and Ashton Vale Trading Estate
- Should locate at particular nodes and District Centre
- Need for high value jobs
- Jobs need to be encouraged as it becomes more costly to commute
- Flexible space required markets are changing
- Airport related jobs don't have to be at the airport –opportunities at the extension.

Community facilities/Town Centre

- Need to create a sense of community
- Schools could be used as community hubs
- Leisure 2 centred approach -at the Football club – centre of excellence healthy cities and with the secondary school
- Centres need passing trade
- Need multi functional centres – independent body needed to manage
- Danger of centres being supermarket driven

- Opportunities for fine grained mixed use - we don't need to segregate uses so much as in the past.

3.5 The groups also identified issues they felt had not been properly addressed in the discussions including

- Impact of development on A38 and A370 – results of traffic modelling
- Cumberland basin issues
- Barrow Gurney bypass
- How far does development extend and if we need additional land, where should this be? Development on the lower Dundry slopes?
- A bold vision for green infrastructure is needed and concern over addressing competing uses
- Green infrastructure master and delivery plan required
- The roll- back of the Green Belt
- Employment is part of the community and place making
- How to bring about a community development team?
- Should the extension happen in first place?
- Lack of clear vision
- Size of site should dictate housing numbers rather than the other way around
- Crime prevention and designing out crime
- More local communication needed

4.0 **Theme: Place- making** - Are we addressing our hopes and fears? CABE Healthcheck by Peter Sandover

- Vision – are we holding true to the April work?
The aim to create a special place with a distinct identity and how do we articulate this into next steps for the future.
- Individual schemes are coming forward and giving us a taste of what is to come but is this too quick?
- Are we making the most of the unique location –location and topography
- How sustainable are we? Need to fully investigate rail, ensure the right mix of uses and time / phase properly. Also need to ensure sustainability fixes – transport and green infrastructure
- Tensions identified :
 - if it is a city district are we properly addressing the connections and links into rural north somerset
 - densities
 - delivery in current market

4.1 **Discussion**

- Deliverability of low or zero carbon what is achievable and viable? A lot of woodland will be needed to offset the carbon used!
- Modern methods of construction – European examples of pre-fabrication
- Waste disposal infrastructure – requires co-ordinated approach across development parcels
- Transport – requires co-ordinated approach to transport across development sites too
- Influence quality of development and address detail sooner rather than later – relate to existing character, articulate and debate

- Quality of spaces should also feed into the density debate. This debate needs to be bottomed out as we don't want to compromise on quality.
- Need to define the character areas which can then determine density
- Need to ensure enough consideration has been built in for land take of other uses and feed this into density discussions – impact of supermarket car parks or business car parks?
- Unique factor of development is landscape – need a plan to show specific 'no-go' areas- this should be reflected in the Broadway Malyan work.
- Be careful not to waste work to date by identifying areas that group haven't discussed as developable areas
- Area should dictate number of homes rather than the other way around
- Need to consider how to encourage community ownership and management of a trust / facilities / green infrastructure. Need to look into Community Development Initiatives.
- Work should be undertaken with existing communities to understand impact of development, to keep information flowing and to explore sharing facilities
- How do we communicate with wider community?
 - exhibition (but concerns not well publicised)
 - newsletters (but do they go into South Bristol)
 - more localised public presentations required
 - project website (currently difficult to navigate around NSC website)

5.0 **Feedback**

Following the workshop people were invited to complete a questionnaire seeking their views on the event.

A total of 86 people attended the workshop, indeed the event was oversubscribed and a few requests for places had to be refused.

In general the response was extremely positive with the vast majority of respondents finding the day an excellent or good way of updating them on the proposals and sharing different issues and concerns. There was also a consensus that this style of workshop was a useful way of keeping people involved in future progress.

Suggestions for improvements/criticisms centred on

- Things have not moved on as fast as anticipated
- The workshops should have been more critical of the developers
- A lack of Bristol representatives

6.0 Following the workshop the exhibition material was made available for the general public to view the following day (27 November) at Ashton Gate Stadium.

Approximately 35 people visited the exhibition with a strong number from the Ashton Vale area many of whom spent considerable time asking questions and talking to the staff manning the stands.

Appendix A

Attendance List of Organisations

Alder King – for Bristol University
Ashton Park Development
Atlas
Avon and Somerset Constabulary
Avon Wildlife Trust
AWW Architects – for Bristol University
Baker Associates
Barrow Gurney Parish Council
Barrow Hospital
BIA
Bristol City Council
Bristol University
Broadway Malyan
Bruton Knowles
Business West.
CABE
Clark Willmot
CPRE
Dundry Residents Action Group
Dundry Parish Council
English Partnerships
Environment Agency
Failand - Fox Land
Flax Bourton Parish Council
Forest of Avon Partnership
GOSW
GVA Grimley - Barrow Hospital
HBF
Highways Agency
Jt Group
LDA Design
Natural England
North Somerset Council Officers
North Somerset Councillors
NS Housing
PBA
Sustrans
Turley Associates
University of the West of England
West of England Partnership
Wraxall and Failand Parish Council
WSP

Appendix B

**South West Bristol Urban Extension
Planning Together Workshops - Autumn Update
26th November 2008
Premier Suite Bristol, City Football Club**

Objectives for the Day:

- a) To provide a progress update and explanation of how things have moved forward since the workshops in April 2008
- b) To bring together various projects taking place in the area
- c) To explore areas of commonality and differences between the projects and ways to take things forward

9.00-9-30	Coffee and registration	
9.30	Introduction	Karuna Tharmananthar Assistant Director Development and Environment North Somerset Council
9.45	Broadway Malyan - Master planning for the urban extension - the work so far	Jeff Nottage/Mike Newton Broadway Malyan
10.30	Major Transport Schemes	Alistair Rice Transport Policy Team Leader NSC
10.40	DVD South West Bristol - Ambition, Vision, Action, September 2008	Commissioned by The Initiative at GWE Business West
10.55	Barrow Hospital	Jo Davis GVA Grimley for Del Piero Limited
11.05	Coffee	
11.20	Ashton Park ...the story so far	John Baker Executive Director, Baker Associates
11.50	Football club relocation	Ian Cawley JT Group/ Colin Sexstone Bristol City Football Club
12.00	University Land, south of Long Ashton	Nick Tyrell Alder King
12.10	Bristol Airport proposals	Andrew Goodenough Head of Airport Development
12.20	Workshop : Putting the jigsaw together How well do the pieces fit, what are main the differences and what are the key issues for debate?	
1.00	Lunch	
1.50	Introduction to the afternoon sessions	Michael Reep

	Establishing Strengths and Weaknesses	
2..00	Workshop 1 Theme: Green Infrastructure, environment, landscape	
2.20	Workshop 2 Theme: Transport	
2.50	Workshop 3 Theme: Mix of uses Housing, employment community facilities, leisure	
3.15	Coffee/tea Questions and comments	
4.00	Open Forum Discussion Theme: Place- making - Are we addressing our hopes and fears?	Peter Sandover CABE
4.30	Round up/final comments	Karuna Tharmananthar
Close		