

## **Minutes of Community Meeting Local Plan and Western Harbour 17 January Holy Trinity**

(Includes some links and additional information for clarity)

Presentations from Simone Wilding on Local Plan and Emily Price on Western Harbour  
These will be made available shortly.

### **Bristol Local Plan**

Simone Wilding, Chief Planner, Head of Planning Services,

The Local Plan contains citywide policies such as “town centre first” and specific area-based proposals such as Central Bristol and Western Harbour for the period to 2040

Deadline to send in comments and feedback is 26 January. After this the plan will be submitted to the Secretary of State for independent examination. This means the Local Plan is about a year away from adoption

Details of the Local Plan can be found here

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/planning-policy-and-guidance/local-plan/local-plan-review>

Residents can send comments and feedback via the online system , which is Bristol City Council’s preference however there are also options to send in comments and feedback via email and post

Send your representations by email to [blp@bristol.gov.uk](mailto:blp@bristol.gov.uk)

Or post it to:

Strategic City Planning Team (CH),  
Bristol City Council,  
PO Box 3399,  
Bristol,  
BS1 9NE

Your representations will be made publicly available.

Although the public consultation deadline is soon, the plan will be under national examination for another year and you can participate in that process.

The local plan looks to 2040 and is meant to be inclusive and sustainable. It is a starting point for Western Harbour, hence there is not much detail at this stage. The Local Plan has to be flexible so it can adapt to changes in the duration of its lifetime. Additional detail for the Western Harbour will come from the master-planning process in accordance with the Place Principles derived from the Harbour Hopes consultation

The Local Plan needs to deliver 1925 dwellings per annum leading to a total number of 34650 new homes in the city by 2040. The council believes this target is sustainable.  
35% of new homes in qualifying developments (10+ houses) need to be affordable.

## Western Harbour

Emily Price, Regeneration Manager, Bristol City Council

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/regeneration/western-harbour>

### Timeline of Current Plans

Jan 2024	Tender Evaluation - for master planning team
<i>Bristol Avon Flood Strategy progressing to Cabinet</i>	Launch recruitment for new members of WHAG
Feb 2024	Select masterplan team
	WHAG membership selection
22 Feb 2024	Councillor briefing and visit
Mar 2024	Inception Meeting for Masterplan Team
<i>Various site surveys may take place during this period</i>	First meeting of refreshed WHAG Group
14 Mar 2024	Councillor briefing
Mar-Apr 2024	Share consultant programme and develop engagement strategy
May 2024	Elections
	Briefing new administration and relevant committees

### Recruitment for new members to Western Harbour Advisory Group (WHAG)

Looking to refresh group

Looking for people who can:

- Champion, inspire and interpret different elements of the vision
- Proactively bring ideas and insight to the table
- Give a steer on the overall direction of the project
- Be a sounding board for the project as it moves forward
- Show willing to learn about the area, the reasons for the project, and considerations affecting it and emerging issues through the masterplanning process
- Share information with the wider community
- Looking for people who can bring passion, knowledge relating to the four themes distilled from the vision: culture, community, environment, economy
- Bring a diversity of lived experiences from across the city

John Savage has asked to be the chair in the first instance

### Master Plan Timeline

- Deadline for Tender 22 December 2023
- Evaluation, Scoring and Selection planned for January 2024
- Contracts February 2024
- Commence Work March 2024
- Complete Masterplan March 2025

## Summary of Q&A Discussion

*Italics indicate a question or comment from the floor*

Normal text indicates a response.

*Who owns the land within the Western Harbour Area?*

Bristol City Council owns the majority with a few other property owners and leaseholders including some residents.

*Green Spaces in Southville are not considered protected which creates uncertainty about the status of some green spaces in the regeneration area - what is the situation e.g. with Sylvia Crowe Park?*

*There are currently no dedicated Parks & Green Spaces in the HCCA area. This is important.*

At this stage BCC is trying not to constrain land usage too much before the start of the master planning process but the masterplanning will consider the value of land and making green spaces is a key objective.

*Why within all previous consultation areas and the masterplan is there no reference made to local people who already live within the area? Local people are really concerned and Western Harbour proposals really matter to them but feel excluded.*

Local Plan POV response - need existing communities to be involved in shaping the plan to get the best out of it. Western Harbour pov response - we want to engage better with local communities as we move forward in the masterplanning. Emily offered to meet with residents moving forwards.

*On one of the maps in the presentation it looks like Avon Quay is included but this seems to clash with other documentation?*

The masterplan is not as wide an area as the Local Plan area - doesn't include the Caravan Park or Underfall Yard. However, the masterplan and policies will also need to be relevant to a wider locality.

*A4 is a main road (i.e. Hotwell Road is a trunk road) and it is the National Highways who make decisions about this. How can this be considered as part of the master planning - which is a process local to Bristol?*

National Highways Authority will be a stakeholder in the masterplanning, Bristol City Council is the Highways Authority for other roads. This is starting point.

Western Harbour area is a very complex site. The Local Plan seeks more sustainable travel. How this will happen will need to work in collaboration with WECA (West of England Combined Authority) and a joint local transport plan. The master planning process will inform this.

*The current road system is largely effective and syphons a huge amount of traffic away from the Island (Oldfield Road, Sandford Road, Charles Place, Oldfield Place) which impacts local pollution and damage to this community. Can the masterplan consider keeping the current layout?*

No plans have been agreed for Western Harbour for roadworks,

Affordable Housing - what will the Local Plan and Masterplanning do to ensure that this is properly affordable to people who really need it?

Affordable housing refers to the technical definition of affordable housing and this is regulated to ensure that it goes to those in need.

As the majority landowner in Western Harbour Bristol City Council has an opportunity here (Western Harbour?) to have a conversation about housing needs.

*Road System - in the past there have been lots of different plans. Will the masterplan offer one proposal or several for consultation?*

The masterplan will need to explore all options, considering the ambition, plans and wider aspects. There will be opportunities to comment and contribute once the masterplan team is on board.

*Once the masterplan process is completed after a year is it then finished or is there another consultation  
At the end of 12 months will we be presented with a fait accompli or will we get to choose from a number of options?*

The new committee system (of local govt) will have to agree the masterplan. They will then take the plan to WECA and to Central Government. It will be a long process.

## **Flood Risk and Harbour Issues.**

This is a complex site and unique area, Bristol City Council wants to get the best team and plan.

Flooding is a Bristol and National Issue. Bristol is a big player in national economy and this frames how Bristol City Council is approaching it. BCC has a flood risk strategy.

*Why don't the council just dredge it like they used to?*  
It won't really solve the problem

Bristol Flood Strategy is going to Cabinet 23 January - there is still time to submit a statement  
Deadline 22 January 12pm  
<https://democracy.bristol.gov.uk/ieListDocuments.aspx?CId=135&MId=10643>

*Within our area there are levels of deprivation which are masked by the fact that Hotwells and Cliftonwood are situated in wealthy wards. What will the social value of these developments be for local people? What will these plans do to lift people up and support local businesses and create local jobs? Will CIL money (Community Infrastructure Levy) generated as a result of Western Harbour Development stay in the area? We need jobs and communities in the centre of Bristol.*

A Neighbourhood Plan could be helpful in addressing this. A Neighbourhood Plan is similar to a Local Plan but on a smaller scale - once approved policies have to inform a local plan.  
<https://neighbourhoodplanning.org/>

*It's great to have the conversations, but many in our community don't feel like we are being listened to. No one likes the name 'Western Harbour' - it's the 'Cumberland Basin'.*

*We all know that Hotwell Road is a gateway to Bristol and a major link. It currently works. 3 plans were shown 4-5 years ago and Marvin Rees ruled out rebuilding the bridge and stated that Bristol City Council has to release land for development. These plans really scared lots of residents, suggesting an increase in traffic. What is the situation now?*

That work is in the past, the option to repair the bridge is back on the table and we need to reset the brief.

*The flood risk strategy - not yet passed - is hard to decipher, but is based on a lot of hard surface flood mitigation. We know that water will find a way through. There are lots of other options for flood mitigation and the Local Plan needs to consider it. Locals need to be involved in the conversation.*

### **Responses from Hotwells and Harbourside Local Councillor Patrick McAllister (invited by Chair to offer responses)**

Roads - we do need to address the situation with the roads. 'Do nothing' is not an option. The current system is at the end of its life span and there is an opportunity to rationalise the system.

*It is an option.*

It could be repaired but that could be a wasted opportunity.

Flood Risk Strategy is coming to Cabinet next week. Patrick has some concerns with the figures.

### **Comments/Reflections from Patrick McAllister on Western Harbour**

Several councillors have asked that councillors should be included on the WHAG group to ensure representation. The Mayor's office intervened to say no. Councillors are still looking to see if this can be changed.

*How can we better support councillors to get on to that committee?*

Please do write to your councillors

You can also write to the Mayor directly.

Ask questions at the next full council meeting.

While Bristol City Council is in control of the project it comes with caveats - such a scheme will need to be supported by others and national government - as local council cannot afford to do it alone.

### **Final Points from the community**

*I want to challenge the idea of the existing road system not being functional. Repairs to the existing road system should be an option.*

*What happens to the local community while all this work is being done?*

Many thanks to Simone, Emily and Sandra and all who came.

N.B.

Article in Bristol 24/7

<https://www.bristol247.com/news-and-features/news/no-existing-plan-western-harbour/>

Harbour Hopes Website <https://harbourhopes.co.uk/>