

BRISTOL

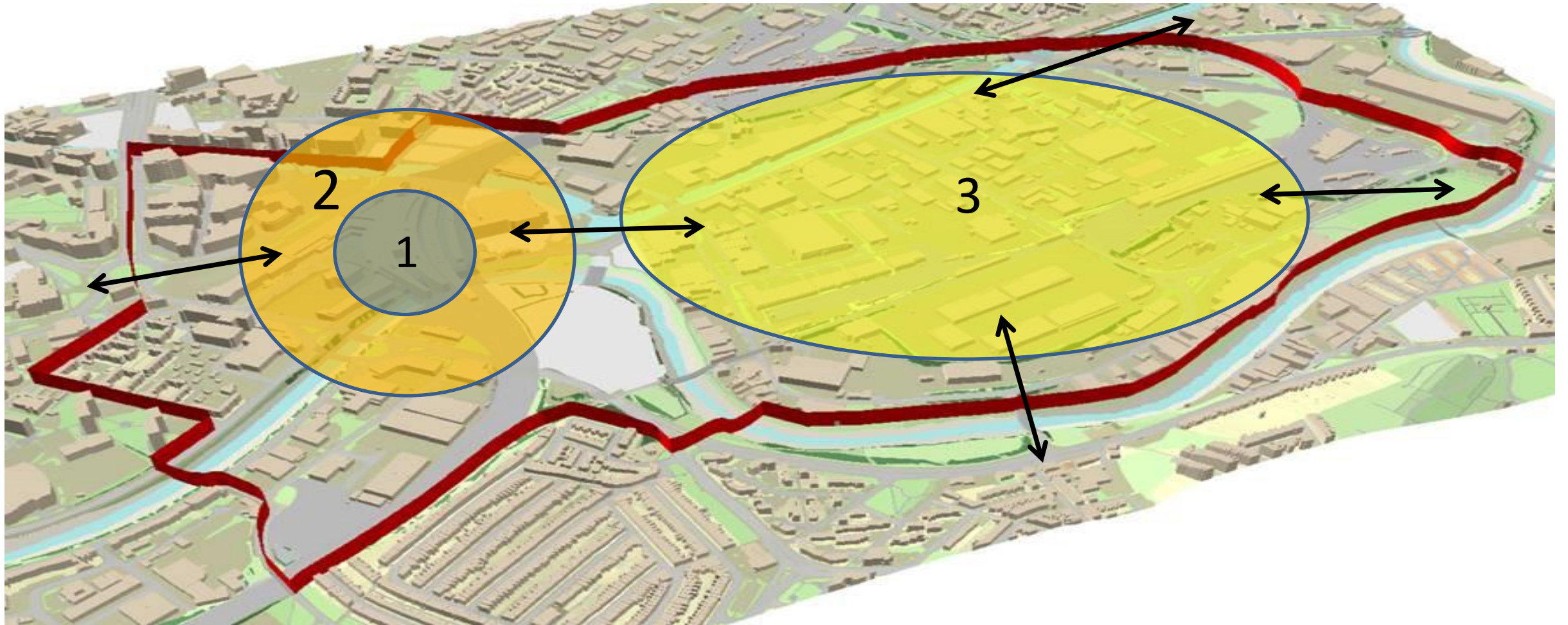
TEMPLE QUARTER



Purposes of the Masterplan

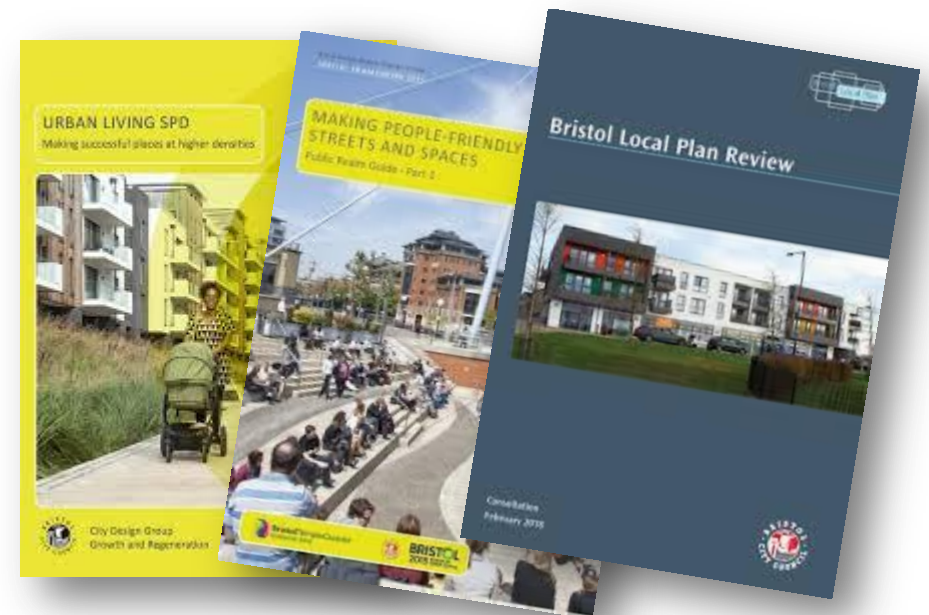
- A delivery focused, cross-organisation plan to enable investment in to Bristol Temple Meads station and support growth and development in the area around the station
- Specifically; it seeks to guide the actions of the partners' in relation to their own land holdings/actions, support policy development and present a compelling case for public investment
- Provides more detail on areas around the station (Areas 1 & 2)
 - Links to the regional picture: i.e. Temple Meads as a gateway to the region and HIF bid.
- Provide a high-level vision for St Philips (Area 3) – a 'framework'.
 - The Partners' own less land and there is less certainty on development
- Mott MacDonald leading a multi-disciplinary consortium to deliver the commission.

Masterplan: Layers of detail



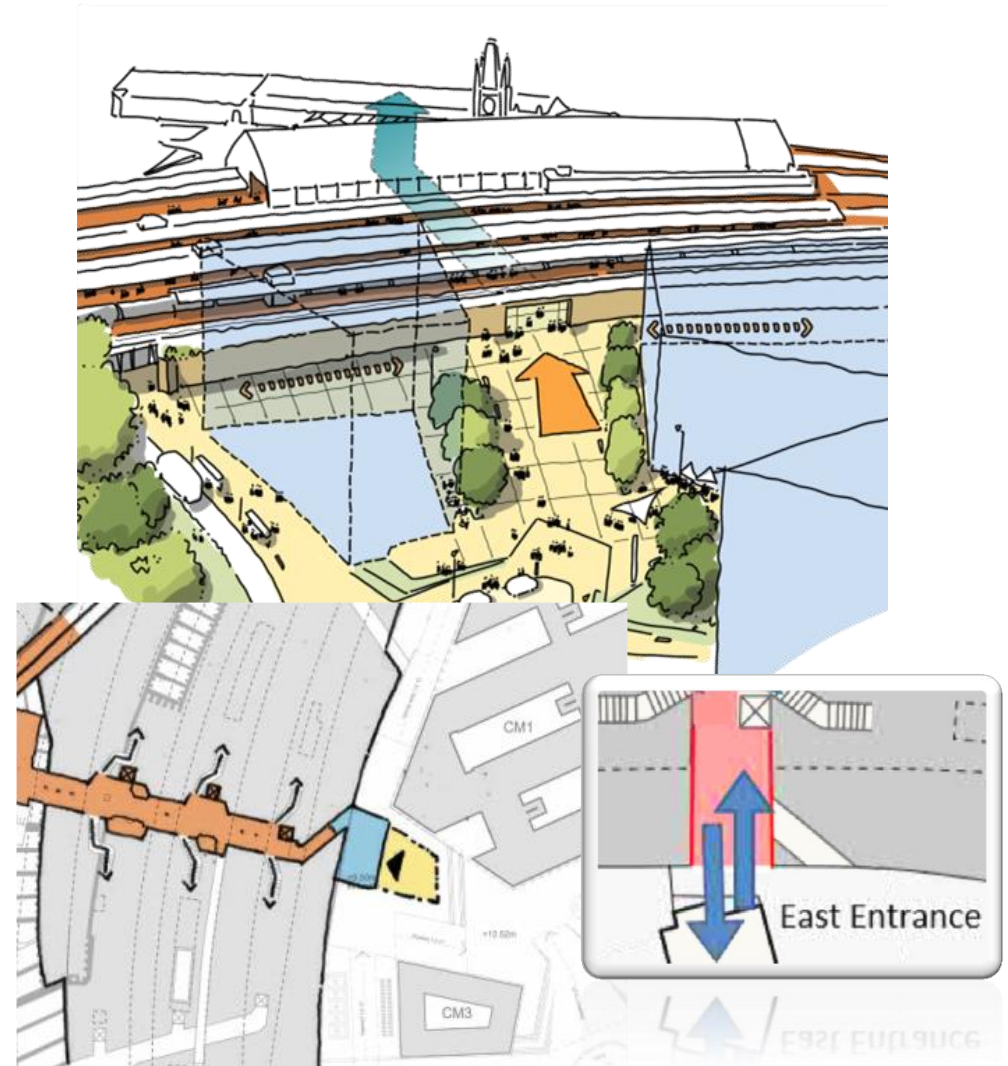
Considerable existing evidence base to inform proposals

- Temple Quarter Spatial Framework
- Bristol Local Plan Review
- Urban Living SPD
- Public Realm and Movement Framework
- City Centre Framework
- Bristol Legible City
- Bristol Central Area Plan
- Making people-friendly streets and spaces
- WECA Business Plan 2018-19
- Bristol Resilience Strategy
- Study of precedent sites



Emerging output – Temple Meads Eastern Entrance

- Joint work between the partners' and output from Masterplan commission has identified the scope to deliver a new Eastern Entrance to Temple Meads – direct from the existing station subway in to the new University campus.
- Scope does exist to undertake works at the same time as other works, avoiding an additional station closures.
- The University, in principle, confirmed land availability supporting construction and other partners also support delivery, in principle.
- Historic England have confirmed support in principle



St Philips - Delivery Framework

- Currently working through detail associated with St Philips.
- Constraints do exist, notably;
 - Flooding – connected to wider city discussions
 - Transport and accessibility – given constrained access in to the Marsh area.
 - Employment Land provision – connected to wider discussion on provision of employment land
 - Ownership – mixed ownership and operations
 - Significant competing pressures for land
- Further engagement on the emerging Masterplan outputs will be undertaken during summer/early autumn as the development of the proposals continue.
- Planning Authority will be clear that applications cannot be approved without addressing key issues and constraints, including those which must be addressed on an area-wide scale and not on a site by site basis, e.g. flooding. This therefore forms the basis of an SPD for St Philips...

St Philips – SPD development

- Development framework/Masterplan work to inform the development of an SPD for St Philips – to follow immediately on from current commission
- SPD is required to set a framework to enable development to successfully come forward, to include:
 - Area wide approach to flooding
 - Transport and movement strategy
 - Approach to building heights and massing
 - Areas of employment space to be protected
 - Phasing
- Boundary of SPD to be defined

Indicative Timetable

- **Masterplan output – End '19**
- **First consultation on SPD – early '20**
 - After publication of Local Plan
- **Second consultation on SPD – Autumn '20**
 - After submission of Local Plan
 - After summer holidays
- **Adoption of SPD – Early '21**
 - After adoption of Local Plan

**Timescales dependent on Local Plan and JSP*

Next Steps

- Continuation of development of Masterplan
 - Areas 1 & 2: further refinement of station element
 - Area 3 (St Philips): completion of additional work to support refinement of masterplan proposals
- Community Engagement
 - During summer and early autumn
 - To support development of masterplan/framework proposals
- Progression of key scheme components, notably those tied to HIF proposals;
 - Eastern Entrance
 - Northern Entrance & transport interchange
- Run in to SPD development – early 2020; working with Local Plan