

Western Harbour Advisory Group

Draft Meeting Notes

7th November 2024, 6pm - 8pm

Create Centre

ATTENDEES

WHAG members:

Steve Shaw	Director of Riverside Garden Centre
Matt Donnelly	Young Bristol Sea Mills Boys' & Girls Club Broad Plain Boxing Club/England Boxing National Association of Boys' & Girls Clubs
Sandra Fryer	Chair of Bristol Civic Society Member Hotwells & Cliftonwood Community Association Chair of Governors Cotham School
Nicola Harris	Housing Festival Bristol Diocese
Richard Holden	Underfall Yard Trust - Trustee
Helen Johnson	Co-founder of the Spike Island Bristol Community Association.
Councillor Patrick McAllister	Green Party, Ward Member for Hotwells and Harbourside
Rachel McNally	Hotwells and Cliftonwood Community Association (HCCA) - Chair Clifton/Clifton Down / Hotwells & Harbourside Neighbourhood Forum - Co-Chair
Matthew Symonds	Lead volunteer for Blooming Bedminster community growing project Secretary of South Bristol Gardening Club
Richard Walker	Nominated representative of Harbourheads Residents Group
Bella Warley	Skateable Spaces Development Officer at Skateboard GB.
Georgia Wigmore	Mature Architecture & Planning student at UWE

WHAG also invited members of their communities to attend the meeting

Project Team:

Emily Price	BCC Regeneration Team	EP
Elizabeth Atherton	BCC Regeneration Team	EA
David Mackay	Lifschutz Davidson Sandilands	DM
Avril Baker	Avril Baker Consultancy	AB

APOLOGIES

Paul Hassan	Partnership Development Manager for Ashley Community & Housing (ACH)- refugee integration specialist One City Homes & Communities Board. Harbour Festival Steering Committee 2024
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Celia Phipps

Chair of Action Greater Bedminster
Member of Friends of Greville Smyth Park

Gerry Swarbrick

Co-Chair of Clifton, Clifton Down, Hotwells & Harbourside
Neighbourhood Forum.
Founder of Clifton Neighbours

1.0	Attendees	
1.1	<p>WHAG members were offered the opportunity to invite members of their networks/ community to the meeting.</p> <p>Approximately 24 people attended in addition to the WHAG members</p>	Note
2.0	Exhibition and meet the team	
2.1	The first half an hour of the meeting was allocated to viewing the engagement material and speaking to the project team.	Note
3.0	Engagement so far	
3.1	<p>The emerging ideas engagement on Western Harbour is running from 21st October - 15th November.</p> <p>AB provided an outline on the engagement so far. She explained that, as the engagement is ongoing, analysis of the survey results would not be shared yet.</p> <ul style="list-style-type: none"> • 5 drop in sessions held to date with over 250 people attending • A workshop was held with approximately 30, 15- 18 year old students as part of the Shape my City Programme • A planned 2 stage session with UWE students. In stage 1 engagement a virtual session w/c 11th November and in stage 2 in the new year a 'reverse crit' • The Harbour Hopes website has received over 1,500 visits since the launch of the engagement on the 21st October • The most engaged wards so far are Hotwells and Harbourside, Clifton, and Southville • The most engaged age ranges so far are 55-64 year olds and 75-84 year olds . • Nearly all respondents are white British <p>AB explained that in response to the findings the final weeks of the engagement would be used to focus on improving engagement amongst under-represented groups.</p>	Note
3.2	<p>Comments from attendees:</p> <ul style="list-style-type: none"> • It was noted that the most interest is likely to be those residents who live in close proximity to the site boundary and within the site itself and the findings are not surprising 	Note
3.3	<p>Observations from drop in sessions.</p> <p>AB explained she has attended all the drop-in sessions. She explained that on the whole from her conversations people seem to feel better about the direction of travel compared to previous proposals. Some people did arrive worried, anxious and frustrated but the direction of travel was reassuring.</p>	Note

	<ul style="list-style-type: none"> • Mainly people are keen to see more detailed proposals. • People are relieved about the commitment to accommodate Riverside Garden Centre within the masterplan. • There is still confusion about the roads and how they could work. • People are also relieved to see that Ashton Meadows will not be built over. • People want to see a mix of housing that will genuinely create a community and provide homes for the local community. • The team received lots of comments on sites outside of the red line particularly the Baltic Wharf site <p>AB reiterated the importance of WHAG and their networks sharing the survey.</p>	
3.4	<p>Comments from attendees:</p> <ul style="list-style-type: none"> • There is concern that at multiple WHAG meetings the existing community has not been recognised or referenced in the engagement material including Avon Crescent and Ashton Avenue. This has been raised at previous meetings and there are a number of residents within the site boundary and directly on the red line who feel airbrushed out of the plans. • EP thanked them for their point and acknowledged this would be addressed going forward especially in the next stage of the engagement. • It was raised by local residents that the outstanding metro bus works and plans for a shared space have not been delivered • EP explained that the team would take on board the feedback from Avon Crescent and Ashton Avenue residents, including private landowners within the red line. • EP explained that Bristol City Council as a Local Authority has to play different roles including as a harbour authority, highways authority, planning authority and the regeneration team. • An attendee raised that it is important that the project acknowledges all different communities including businesses and people on both sides of the water. There is still confusion about what the project is about and how the area will change. • The importance of the skating community in creating safe, activated and intergenerational spaces was raised. • It was raised that Cllr Patrick McAllister has agreed to meet with the Spike Island Community Association 	Note
4.0	Feedback from WHAG on engagement	
4.1	EP asked WHAG what feedback they have heard back from their communities on the engagement	

4.2	<p>Feedback from WHAG and networks</p> <ul style="list-style-type: none"> • Desire for consistency in messages. There is still concern for example that Ashton Meadows could be developed/ built on • Riverside Garden Centre (RGC) have heard significant interest and concern from their staff and customers as they are facing an uncertain future. • RGC reiterated that they are significant not just to the local community but to the entire city. As an asset to the area if they were to move site or change location they would no longer be on the Riverside - part of their identity. • Commitment to enhancing and keeping green spaces has been well received. • Retaining the skate park underneath Brunel Way is important to the skate community. As a covered skate park that is out of view its a place where female skaters are more likely to practice and is also a key free space in the city. • Bristol Civic Society will submit formal comments prior to the engagement closing. They welcome the protection of open space, there is concern about change to the city, some members feel there should not be change on this site. There is a desire for mid-rise development and no development to dominate the Bonded Warehouses. They do not consider the site to be the city centre - this is the edge/ entrance to the city - do not want it to become too busy. 	Note
5.0	London Field Trip feedback	
5.1	<p>On the 27 September 2024 members of WHAG attended a field trip to London to see examples of development and regeneration around the Paddington Basin and the Southbank.</p> <ul style="list-style-type: none"> • Cllr McAllister shared his reflections and feedback collected from Cllr Brown, Cllr Bartle and Cllr Plowden. • Paddington Basin - Felt that there wasn't enough cohesion or relationship between the buildings and spaces. Was interesting to see how flood defences were integrated into the landscape. • Most inspired by Coin Street as an example of how to include the community in regeneration. The community need to come with us. Also interested by the funding models and their use of cross-subsidy. • OXO building, formerly a derelict warehouse now converted to mixed use with the bottom 3 floors given over to maker and retail space, the floors above converted to residential accommodation and the top floor a restaurant. Impressed by this. <p>Further reflections from WHAG</p> <ul style="list-style-type: none"> • Paddington felt like a commercial led space and very dense. The garden centre (Clifton Nurseries) was an interesting example of a thriving garden centre within a denser residential area. • Interested by the Coin Street model and community-led approach. There are Bristol examples of community led spaces such as BS3 community and Southville Centre. • Was good to see how Coin Street surveyed residents to understand their needs and shifted from providing cultural activities to indoor leisure facilities. 	Note

	<ul style="list-style-type: none"> • Found Gabriel's Wharf an interesting precedent. Reused garages have now been converted to retail units. • Working with historic grain and patterns very important • Given the Council owns most of the land in Western Harbour interested in exploring different development models and exploring how the community can benefit from value generated. • Coin Street achieved successful inclusion of existing and new communities. Prioritising meanwhile use put inclusive space first and made the place successful through the short, medium and long term. All about getting the process right. Also struck by the length of time the project has taken but the principles have been carried through. • Skate spaces can be a good use for meanwhile use. For example the Pitt Street Skatepark in Portsmouth is a converted former Sainsbury's. • There are people in the local area who remember when the Cumberland Basin road system was put in. Its important to keep the community and build on the connections between residents and communities that already exist - not in a vacuum. • A change in language with more of a community focus would be welcome. • Could graffiti be used to activate the area and bring in the local community in the meantime? 	
5.2	<ul style="list-style-type: none"> • A further query was raised re. the flood defences and funding strategy. • EP clarified that we will need to look to the New Year and beyond to clarify how infrastructure will be financed. The outline business case for the Bristol Avon Flood Strategy is available on the website • https://www.ask.bristol.gov.uk/bristol-avon-flood-strategy-consultation/news_feed/august-2024-updated-information-outline-business-case-documents 	Note
5.3	The team encouraged WHAG to promote the final week of engagement to their communities and networks.	Action WHAG
6.0	Next meeting	
6.1	<p>The next meeting will be held on 5 December 2024 at 5.30pm at City Hall.</p> <ul style="list-style-type: none"> • The team will be sharing the results of the survey and engagement • Thinking ahead to the new year • Discussing landscape and flood defence options 	Note
7.0	AOB	
	<ul style="list-style-type: none"> • A WHAG member raised that BCC should make a commitment to not Compulsory Purchasing properties (CPO-ing) • They would like Councillors and senior officers to agree to meet on site to address outstanding planing conditions and build trust. • They expressed the need to have a sensitive meanwhile interface to integrate any proposals with the existing communities and informal infrastructure. 	Note