



## Minutes

Meeting	Date	Time	Location
Western Harbour Advisory Group	25 <sup>th</sup> November 2020	4pm – 6pm	Join Zoom Meeting <a href="https://zoom.us/j/4139321167">https://zoom.us/j/4139321167</a> Meeting ID: 413 932 1167
<b>Attendees</b>	<p><b>Advisory Group Chair</b> John Savage, Executive Chairman - Bristol Chamber of Commerce &amp; Initiative</p> <p><b>Advisory Group Members</b> Paul Baker, Bristol Property Agents Chris Bond, Hope Community Church Gareth Blacker, Homes England James Durie, Business West Chambers initiative Dennis Gornall, Cumberland Basin Stakeholder Group Alex Hearn, North Somerset Council John Hirst, Destination Bristol David Mellor, Architect David Turner, Ashton Gate Ian Wilkinson, Underfall Yard John Wayman (replacing Mohamed Aidid), Youth Mayor</p> <p><b>BCC Representative</b> Stephen Peacock, Executive Director, Growth &amp; Regeneration Nuala Gallagher, Director Economy of Place Abigail Stratford, Head of Regeneration Jon Severs, City Design Manager Rozina Akram, Senior Project Manager Jane Greenaway, Senior Consultation Communications Officer</p> <p><b>Invited Non Members - Presenting/Updating Only</b> Stephen Baker, MD, Gorman Homes Mathew Sugden, BCC Flooding Engineer David Carter, West of England Combined Authority Julia Hudson Minute taker</p>		
<b>Apologies</b>	<p><b>AWHAG Member / BCC Representative</b> Marti Burgess, City Centre Revitalisation Group Simon Dicken, Bedminster BID Sandra Meadows, Voscur Matthew Tanner, SS Great Britain Adam Crowther, Head of Strategic City Transport Alice Towle (replacing Siena Jackson-Wolfe), Youth Mayor Simon Cowley, Mayor's Policy Manager</p>		

Item	Minutes
1.	<p><b>Welcome and Apologies – John Savage</b></p> <ul style="list-style-type: none"> <li>• Introductions and apologies stated by the chair</li> <li>• The chair welcomed and introduced John Wayman the new Youth Mayor attended for the first time supported by Martin James (BCC, support worker).</li> </ul>
2.	<p><b>Previous Minutes – John Savage</b></p> <ul style="list-style-type: none"> <li>• Previous minutes from September 30<sup>th</sup> 2020 AG meeting were agreed as an accurate record and signed off.</li> <li>• Chair noted outstanding actions from the previous minutes will be addressed as and when they arise during the meeting.</li> <li>• Dennis Gornall sought confirmation from AG members that the engagement approach presentation (circulated to the group following the last meeting) was noted as confidential at the meeting. Members confirmed it was noted as such.</li> <li>• The Chair confirmed material shared with the Advisory Group would be on the whole non-confidential unless stated clearly otherwise.</li> <li>• Stephen Peacock commented that on some occasions material shared in draft format to help formulate early thinking/ideas, may need to be confidential. However, this would be confirmed as such at the start of the agenda item.</li> </ul> <p><i>AG member comments:</i></p> <ul style="list-style-type: none"> <li>• In reference to the engagement approach presentation, it would have been useful to share the thinking outside of the group, by caveating the presentation as work in progress. This would help gain insights form community and wider stakeholders.</li> <li>• It is important to be clear on what is confidential and what is not.</li> </ul>
3.	<p><b>Goram Homes, Baltic Wharf Re-development - Stephen Baker MD</b></p> <ul style="list-style-type: none"> <li>• Gorman Homes a subsidiary company of Bristol City Council</li> <li>• Stephen Barker presented the Baltic Wharf Caravan Club site re-development proposals. The proposals seek to build 165 new homes, 40% affordable homes, creating new accessible public spaces and a mix of uses.</li> </ul> <p><i>AG member comments:</i></p> <ul style="list-style-type: none"> <li>• AG Member noted that there were some good comments from the Harbourside Forum when this was presented to the forum.</li> <li>• The approach Goram Homes have adopted on the Baltic Wharf scheme was welcomed.</li> <li>• More detail requested on the commercial space proposed. This was confirmed as three small commercial units with a possibly uses such as café/restaurants. In addition a split level space, fronting onto floating harbour, with early discussions on its proposed use as a gallery and community art space.</li> <li>• Confirmation sought on residential uses on the ground floor, Stephen confirmed the central elevated area will have residential on ground floor.</li> <li>• The community arts space concept was well received; demand in the area for this type of space was noted. A suggestion to speak to the HCCA was made, Dennis Gornall to follow this up Stephen Barker.</li> </ul>

	<ul style="list-style-type: none"> <li>• Comments noted on how this development and its proposed scale and density relate to the aspirations for Western Harbour, has there been discussions on this given it falls within the Western Harbour Draft Plan Review boundary.</li> <li>• Stephen Peacock and Nuala Gallagher commented. The Goram Homes scheme is further down the process and therefore sits on a different trajectory. It is subject to the formal planning proposes and urban living SPD. The focus of this group is on BCC land holding in the area where no decision has been made on how the land will be brought forward for development to date.</li> <li>• Member concerns noted around building homes and loss of employment uses in the area. It is important to ensure from a place making perspective the harbour has a good balance of working uses as well as living uses and not to miss the opportunity.</li> <li>• Stephen Peacock recognised the need for balance and optimum mix. The mix between employment land and housing remains a key challenge that will be tested through the Strategic Development Strategy and Local Plan.</li> </ul>
4.	<p><b>Harbour Review – Jonathan James, BCC</b></p> <ul style="list-style-type: none"> <li>• Presentation on the Harbour Review stating the review is an operational review on how to manage and operate the harbour on a day to day basis.</li> </ul> <p>AG member comments/questions:</p> <ul style="list-style-type: none"> <li>• Members sought clarity on how this work fits with the wider visioning work looking at the harbour as an asset rather than a liability. The harbour was noted as a “jewel for the city” that could be better utilised for business, leisure, visitor and residential resource. Will this review look at this?</li> <li>• Jonathan confirmed it is an operational review on the day to day running; it will however touch on the harbour as an asset and the benefit it brings.</li> <li>• Nuala Gallagher confirmed a change in structure where Management of Place directorate will oversee the operational side of the harbour which the review forms part of. The Economy of Place directorate will look at the visioning and place making aspects of the harbour. Considering how we utilise, enhance and protect this key resource within the City. Also considering how we join this whole harbour area up and maximises the development opportunities coming forward in the area. Working collaboratively with the operational teams.</li> <li>• AG member commented on the need to ensure that the operational, commercial property and the place making sides all fit together and don’t get stuck/lost.</li> <li>• Stephen Peacock confirmed he is in discussions with the key director’s to undertake some planned strategic visioning work on how all these elements fit together. Due to the pressing need for the operational review it has started in advance of the visioning piece, but this will come.</li> <li>• Timescales were discussed and confirmed as; The completion of the review process anticipated for April/March 2021 then will follow a period reflection and final report production before sign off and completion.</li> <li>• Members responded positively noted it was good to see this important piece of work finally come forward.</li> </ul>

	<ul style="list-style-type: none"> <li>• Members noted it to be a great idea to create an efficient platform for the vision to follow, however, concerns on the operational work taking so long or getting lost, that visioning does not take place.</li> <li>• Comments on the visioning piece being absolutely essential for local businesses as well as the Western Harbour project were made noting we are currently wasting a key asset..</li> <li>• Comments on the relationship between the harbour review and the Avon Gorge's shipping channel.</li> <li>• Officers confirmed while the interrelationship will be considered, currently there is a pressing need to focus on the Harbour area only and how to get the harbour fully functioning through, via this review process first.</li> </ul>
5.	<p><b>River Avon Flood Strategy Engagement - Matt Sugden, BCC</b></p> <ul style="list-style-type: none"> <li>• A presentation on the strategic approach, the vision and next steps. Matt also signposted to the online Flood strategy consultation taking place and encouraged members to feedback through this as well.</li> </ul> <p>AG member comments/questions:</p> <ul style="list-style-type: none"> <li>• Members noted there was no single solution to the problem of the waterway and you can see the interaction of the tide, flows and the nature of the city centre are very complicated.</li> <li>• Confirmation that there are no easy solutions on how to protect the area, whilst balancing the operational elements of the harbour and allowing new developments like Western Harbour to come forward.</li> <li>• Comments that the flood strategy work does not provide all the answers yet but shows an approach rather than design solutions. Some concerns voiced that in the future we just build higher walls, as time goes on.</li> <li>• Officers confirmed they will need to work carefully with stakeholders and communities to develop designs and solutions moving forward. Some concepts have been provided of how things might look in the consultation supporting evidence, but these are just concepts, not designs.</li> <li>• Nuala confirmed we don't have all the answers and are looking at a place based solutions and will continue to do so as part of the visioning and master planning of areas. The council do not want to be in position where the solution to things is based around building walls and will seek to build on innovative examples from elsewhere.</li> <li>• The delivery process was discussed and confirmed as: <ul style="list-style-type: none"> <li>- Strategic Outline Business Case – This has been submitted to EA for technical assurance</li> <li>- Flood Strategy Consultation – completed December 20<sup>th</sup> 2020</li> <li>- Cabinet decision and next steps - In spring 2021.</li> <li>- Outline business case development for phase 1 2020's and phase 2 in 2060's.</li> <li>- Consents and planning approvals before construction</li> </ul> </li> </ul>
6	<p><b>Communication Update - Jane Greenaway</b></p> <ul style="list-style-type: none"> <li>• Jane provided an update on the Share Your Views online form feedback from the</li> </ul>

	<p>Western Harbour Webpage.</p> <ul style="list-style-type: none"> <li>• All comments to be taken into account when moving forward to the next stages of engagement. As well as drawing on relevant insights from other BCC relevant consultations taking place.</li> <li>• Of the 88 responses reviewed following key comments/concerns were noted:- <ul style="list-style-type: none"> <li>- The impact of road network proposals on the area and its historic assets.</li> <li>- The views of the suspension being blocked</li> <li>- The plans could be too high impact.</li> <li>- High rise housing coming into the area and its impact on heritage</li> <li>- Increasing pollution/traffic in the area.</li> <li>- Preference for no change and to repair and improve the existing bridge</li> <li>- The need to ensure flood risk is considered adequately in future proposals</li> <li>- To ensure better engagement with local people.</li> <li>- The need to provide sustainable and substantial affordable housing</li> <li>- The importance of supporting local business.</li> <li>- The need to make the area greener</li> </ul> </li> </ul> <p><b>ACTION 1: Jane Greenaway to circulate the Share Your Views feedback</b></p> <p><b>ACTION 2 : Jane Greenaway to upload the Share Your Views feedback</b></p>
7.	<p><b>Engagement Update – Rozie Akram</b></p> <ul style="list-style-type: none"> <li>• A FAQs document is being produced to provide a clear response to questions being raised by the community and businesses. This is being developed in collaboration with John Savage and Dennis Gornall. Once agreed it will be uploaded to the webpage.</li> <li>• Following agreement on the proposed approach for engagement, the team have been developing a draft engagement brief. The brief will seek to appoint consultants to deliver a local and citywide engagement programme for Western Harbour.</li> <li>• The indicative timescales are:- <ul style="list-style-type: none"> <li>○ Nov – Dec 2020 – Agree Brief</li> <li>○ Jan – Mid Feb 2021 – Tender and Appointment</li> <li>○ Feb – June 2021 - Delivery of Engagement Programme Commission</li> <li>○ July 2021 – Completion</li> </ul> </li> <li>• A small sub-group of the WHAG was proposed – Engagement Steering Group that would work in collaboration with BCC officers to review, agree and finalise the brief.</li> <li>• An open invitation offered to all members to join the group, anyone wishing to be considered for the steering group by the Chair, to email Rozie Akram.</li> </ul> <p>AG member comments/questions:</p> <ul style="list-style-type: none"> <li>• Members commented whilst there is an understanding and need to have citywide engagement we need to ensure we include effective engagement to the immediate communities which will be most impacted by the proposals.</li> <li>• BCC officers confirmed a key part of this work will be engaging with people locally and will be stated clearly in the consultants brief. This brief will also importantly be</li> </ul>

	<p>developed in collaboration with the WHAG members who will be able to feed and ensure it is also reflects the importance of local engagement.</p> <ul style="list-style-type: none"> <li>• Nuala confirmed that this is not about having less engagement with people locally; we want to absolutely do local engagement and importantly more of it. The council has also faced criticised for not widening out the engagement on Western Harbour, so moving forward we are keen to do more and better engagement.</li> </ul> <p><b>ACTION 3: Members to email Engagement Steering Group suggestions to Rozie Akram.</b></p>
8.	<p><b>AOB</b></p> <p><b>1. South West Bristol Infrastructure Investment Strategy (SWIIS) Update - David Carter</b></p> <ul style="list-style-type: none"> <li>• David provided a brief update on the progress of this commission. The project consultants have now been appointed and this will be AECOM.</li> <li>• The commission will is to be delivered by summer 2021.</li> <li>• The outcomes will be used as evidence for the SDS Strategic Development Strategy and Bristol Local Plan in 2022/23.</li> <li>• Assumptions within the strategy will be made to 2045 to align with the lifetime of the SDS and Bristol Local Plan.</li> <li>• The consultant team will be engaging with WHAG during due course.</li> <li>• Confirmation sought by members on the scope of the brief, is the project to look at what infrastructural changes we need to make to this Western Harbour transport systems?</li> <li>• David confirmed it includes all infrastructures, not just roads it includes transport, flooding and energy infrastructure and how we achieve net zero by 2030/2040. Once the required investment is understood WECA can look at co-investing and consider how utility providers can invest ahead of need.</li> <li>• The work will also examine how we can meaningfully plan for change and provide for change in the future; given the level of impact any change can have across all infrastructures in order to bring forward development more effectively.</li> </ul> <p><b>ACTION 4: David Carter to share his presentation slides with members.</b></p> <p><b>2. Cumberland Basin Stakeholder Group (CBSG) comments to WHAG and BCC – via Dennis Gornall</b></p> <p>CBSG tabled two key comments for the WHAG and BCC to consider:-</p> <ul style="list-style-type: none"> <li>• There is a need to have a public statement to communicate to people that all road options are remain on the table to be considered.</li> <li>• A clear response is needed on the aspirations and options for the Tobacco Warehouses. They form a fundamental part of the re-development of this area. If</li> </ul>

	<p>there is any early thinking on options then this needs to be communicated and if there are no options or thinking as yet, this should be clearly stated also.</p> <p>BCC/WHAG Response</p> <ul style="list-style-type: none"> <li>• A FAQs document is being produced in collaboration with Chair and Dennis Gornall. This will include a clear response to the above questions as well as a number of other questions being raised. Once produced it will be uploaded on to the Western Harbour webpage.</li> <li>• Nuala Gallagher confirmed there have been no decisions made or proposals developed, for the Tobacco Warehouse. BCC recognise and share CBSG views on the importance of these iconic warehouses in any re-development proposal for the area. Importantly we want to work collaboratively to develop our thinking on this.</li> </ul>

### **Action Log**

Action One	To circulate the Share Your Views feedback -	Jane Greenaway
Action Two	Upload the Share Your Views feedback to the webpage	Jane Greenaway
Action Three	Members to email Engagement Steering Group suggestions to Rozie Akram	David Carter
Action Four	David Carter to share his presentation slides with members.	AG Members