

Briefing

Temple Meads and Temple Quarter Masterplans

October 2018

Introduction

1. This note follows a meeting held with other members of the **Bristol Temple Meads** ["BTM"] and **Bristol Temple Quarter** ["BTQ"] Masterplan project team, and representatives of the Bristol City Council Planning Policy team (as representatives of the **Local Planning Authority** ["LPA"]), on **Thursday 4th October 2018**. At the meeting the issues and options associated with the preparation of a **Supplementary Planning Document** ["SPD"] (or similar) to cover the relevant area of the BTM and BTQ Masterplan were discussed, having regard to how such a document would fit alongside the ongoing **Bristol Local Plan Review** ["LPR"] (which is underway), and the project programme for the BTM/BTQ Masterplan project.
2. The driver for this discussion is understood to be the potential for planning applications to be made in the short term on land within the BTM and BTQ Masterplan project area, in advance of the completion of the Bristol Local Plan Review, and the need to supplement the local Planning Policy for this area to ensure that the Council (both as LPA and as a significant stakeholder in the Masterplan project area, via its other statutory and non-statutory roles) is able to properly and comprehensively plan for an influence the outcomes that are delivered. As a result of discussion three main options were identified as follows:

Option 1 – Deliver a masterplan that *is not an SPD with no intention for future SPD (i.e. all policy to be contained in Local Plan)*

 - this option assumes the current Masterplan project programme which would see the Masterplan delivered in May 2019;

Option 2 – Deliver a masterplan that *is an SPD and the preparation of which runs in-parallel with the Local Plan Review*

 - this option assumes that the preparation of an SPD would run in-parallel with the Local Plan Review, with the current Masterplan project programme being elongated significantly;

Option 3 – Deliver a masterplan that *is not an SPD, but may be adopted as such at a later stage (with or without further adaption/modification)*

 - this option assumes the current Masterplan project programme, with the ability for the outputs to inform the Local Plan Review process at appropriate stages, and the ability for the Masterplan to be adopted as an SPD once the final suite of policies in the Local Plan Review is fully known (and tested through Examination);
3. The table below sets out the anticipated Local Plan Review programme, alongside broad program options for the three options identified above (with a particular focus on relevant informal and formal consultation stages).

	Nov-Dec 2018	Mid-Jan 2019	Mar-May 2019	May-Nov 2019	Nov 2019	Dec 2019-Mar 2020	Mar-Jun 2020	Mid-2020	Mid-End 2020	End of 2020	2021
Bristol Local Plan Review (<i>Anticipated Programme</i>)			Local Plan Review consultation (informal non-statutory consultation stage, to include draft site allocations)	Final BTM/BTQ Masterplan available to inform future stages of Local Plan Review	Publication of the Local Plan (Reg 19 consultation)	Local Plan Review (Reg 19 ¹) Consultation to Jan 2019 (assumed end date)		Submission of Local Plan Review to SoS for Examination	Examination Hearings	Local Plan Review adopted	
Option 1 – <i>Deliver a masterplan that is not an SPD with no intention for future SPD (i.e. all policy to be contained in Local Plan)</i>	Light touch vision consultation and review feedback	Information provided to BCC as LPA by BTM/BTM project to inform March 2019 consultation document Continued engagement with stakeholders and updates to the community	Publish Masterplan	[Option 1A – Potential to refine and update Masterplan following Local Plan Review consultation to account for representations made as part of the Local Plan process, and for this refined version to inform the subsequent, Reg 19, consultation version of the plan]							
Option 2 – <i>Deliver a masterplan that is an SPD and the preparation of which runs in-parallel with the Local Plan Review</i>	Light touch vision consultation and review feedback	Information provided to BCC as LPA by BTM/BTM project to inform March 2019 consultation document Continued engagement with stakeholders and updates to the community	Bristol's Local Plan Review consultation - to include policy wording that introduces detail to be contained in a future SPD	Develop SPD (consider changes required to Masterplan project brief to secure this)	Consult on first draft of SPD (6 weeks minimum), in parallel with Local Plan Reg 19 consultation.	Review feedback and update SPD	Consult on pre-adoption SPD (6 weeks minimum)	Review feedback and update SPD - Approx. 1 month	Cabinet (or alternative) to agree SPD	SPD adopted shortly after Local Plan Review adopted	
Option 3 – <i>Deliver a masterplan that is not an SPD, but may be adopted as such at a later stage (with or without further adaption/modification)</i>	Light touch vision consultation and review feedback	Information provided to BCC as LPA by BTM/BTM project to inform March 2019 consultation document Continued engagement with stakeholders and updates to the community	Publish Masterplan Bristol's Local Plan Review consultation - to include policy wording that introduces detail to be contained in a future SPD	[Option 3A – Potential to refine and update Masterplan following Local Plan Review consultation to account for representations made as part of the Local Plan process, and for this refined version to inform the subsequent, Reg 19, consultation version of the plan]				[Option 3B – Potential to commence further preparation of SPD once Local Plan Review submitted for Examination, with first consultation before and second after the adoption of the final Local Plan]			First draft SPD consultation - 6 weeks minimum Review feedback and update SPD - Approx 2 months Second draft SPD consultation 6 weeks minimum Review feedback and update SPD - Approx 1 month Cabinet (or alternative) to agree and adopt SPD

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

4. The table below sets out the anticipated main advantages and disadvantages associated with each option.

	Advantages	Disadvantages
Option 1 – <i>Deliver a masterplan that <u>is not an SPD</u></i>	<ul style="list-style-type: none"> - Secures early delivery of BTM/BTQ Masterplan with no change to overall project brief/programme; 	<ul style="list-style-type: none"> - Weight that can be attributed to Masterplan (from date of publication) will be limited by extent to which there has been comprehensive engagement and agreement with all parties; it will be a material consideration in the determination of planning application (and appeals), but would not have the same weight/status as a Development Plan Document ["DPD"] or SPD²; - if it is necessary for all relevant policy details to be included within Local Plan with no supplementary documents, there is greater potential for the preparation and Examination of the Plan (these policies) to be more protracted and/or less effective overall in the longer term.
Option 2 – <i>Deliver a masterplan that <u>is an SPD</u> and the preparation of which runs <u>in-parallel with the Local Plan Review</u></i>	<ul style="list-style-type: none"> - Ensures that preparation of relevant and up-to-date local planning policy for BTM and BTQ area is comprehensive with policy being set within Bristol Local Plan Review, and further detail within SPD produce in parallel; - There may be overall time and cost efficiencies by preparing the SPD directly in parallel with the Local Plan Review; 	<ul style="list-style-type: none"> - Delays delivery of any final Masterplan product on basis of co-ordination as SPD in parallel with Local Plan Review; - Continues to leave actual or perceived policy gap whilst relevant new policies are developed and tested through Local Plan Review, with no interim position established via publication of Masterplan; however, emerging Masterplan outputs could be used at relevant stages to tell a convincing story about how the Council is comprehensively planning for the long term sustainable future of the BTQ area (i.e. not overly focused on shorter term threats or disruptors); - Substantially elongates Masterplan project programme, with likely changes in scope as a result of need to undertake formal (statutory) consultation stages;
Option 3 – <i>Deliver a masterplan that <u>is not an SPD</u>, but may be adopted as such at a later stage (with or without further adaptation/modification)</i>	<ul style="list-style-type: none"> - Secures early delivery of BTM/BTQ Masterplan with no change to overall project brief/programme; - Ensures that subsequent SPD containing detail for the BTM/BTQ area (within an SPD or similar document) can be tailored to meet needs of final Local Plan Review policy, with benefit of all input and engagement over the life of its preparation; 	<ul style="list-style-type: none"> - Weight that can be attributed to Masterplan (from date of publication) will be limited by extent to which there has been comprehensive engagement and agreement with all parties; it will be a material consideration in the determination of planning application (and appeals), but would not have the same weight/status as a Development Plan Document ["DPD"] or SPD³; - There would be a need for further additional work, following the completion of the current Masterplan project, in order to adapt/update the final Masterplan (where relevant) in order to become an SPD. Once this is known (at a future) date the relative risks/costs/benefits of undertaking this process could be better understood, to inform future decision making. - other landowner and developer interests within the Masterplan project area may perceive an SPD, that is to be produced at a future date, to be introducing uncertainty and additional time into the process, that could stifle beneficial development being brought forward in the short term.

² This is the same position as with the existing BTQ Spatial Framework Document, although the Masterplan project will move this on beyond the stage previously reached.

³ as footnote 2.

5. This note has been prepared for further discussion and to aid decision making on this issue, which we anticipate may require further discussion and agreement between BCC Officers (as both client for the Masterplan project and as LPA). Based on the above summary it is considered that either **Option 1** or **Option 3** would likely be preferred, the main (and only limited) difference being that the Option 3 Masterplan would be specifically drafted in anticipation of being 'converted' at a future date. For all options the main challenge (for the LPA and the other main stakeholder in the area) will remain the extent to which the Local Plan Review can successfully deliver a policy framework to inform the management of development in the short term, and to also ensure the longer term success of future comprehensive regeneration over the next 20 years and beyond, through both the Local Plan and any further SPD (or other documents) working in combination.