



Bristol Temple Quarter

A new city quarter for Bristol

Bristol Temple Quarter is one of the largest urban regeneration projects in the UK. It covers around 100 hectares of land in the centre of Bristol, with historic Temple Meads station at its core.

The 25 year ambition for the project is to deliver 22,000 jobs, provide up to 11,000 new homes, establish a world class university campus and regenerate the area - creating a new, superbly connected gateway to the city and the South West region.

This redevelopment is given impetus by the modernisation of the Great Western mainline – the ‘HS2 of the West’ – which will mean more frequent, higher capacity and faster rail journeys between Bristol and London from 2019.

The Temple Quarter project represents an excellent opportunity to invest – for both the public and private sectors. The redevelopment of the area will, in turn, be a trigger for increased and accelerated investment in housing and commercial development across the West of England.

(Boxed off)

At a glance

- A new district in the heart of Bristol
- Up to 11,000 new homes
- Over 22,000 new jobs
- A new university campus focussed on digital innovation
- Up to 22m rail passengers by 2030
- Revitalised transport hub
- Waterfront location

All driving the Government agenda to leverage the most out of major infrastructure investment.

Bristol Temple Meads, a super connected place

Bristol Temple Meads station is a nationally significant transport interchange and the gateway to Bristol and the wider West of England. Ten million passengers pass through the station each year¹, a figure which is anticipated to reach 22 million by 2030.

At the heart of the West of England's £31billion² economy, the area around the station has the potential to be the best connected, most productive area within the West of England.

Temple Meads station is also key to delivering other transport infrastructure and will play a critical role in the regeneration of Temple Quarter. It will help unlock growth by connecting residents from across Bristol and the West of England to new employment opportunities.

There is a programme in place for a phased approach to the transformation of Temple Meads into a 21st century transport hub, with short, medium and long term benefits.

- Improvements to the road layout and approach to Bristol Temple Meads are already underway
- A revitalised suburban and regional rail service (MetroWest) and better bus system (MetroBus) are already funded and being delivered.
- The Great Western Rail route modernisation will see new, more frequent, higher capacity and faster trains. This will mean four trains to London per hour by 2019, with journey times reduced by 15 minutes.
- The new rail fleet will add over 30,000 seats per day, a 54% increase in peak capacity for travel into Bristol (from London and stations en route).
- In the long term, these improvements will benefit from an interchange with HS2 at Old Oak Common³, ensuring the route becomes the 'HS2 of the West', with similar economic growth potential expected.

Overall, these changes will bring journey time improvements to the capital and Heathrow airport, on top of existing good connections to Bristol's own international airport. This will mean employers in the Temple Quarter, from multi-nationals to SMEs, will be able to access both London and international markets faster and more efficiently.

¹ <https://www.networkrail.co.uk/stations/bristol-temple-meads/>

² <https://www.westofengland-ca.org.uk/business/>

³ Network Rail Masterplan, 2014, and Bristol City Council, Bristol Temple Meads Growth Strategy, 2015

Images: use existing Engine Shed photo plus artists impression of new campus



Temple Quarter, a super productive place

The site around Temple Meads station is over 100 hectares in size and provides an opportunity to regenerate a significant part of Bristol, creating a new city quarter. Currently considered at the edge of the city centre, **the regeneration of this area will be a game changer, bringing Temple Meads into the heart of the city**, driving a new brand, reputation and significant investment.

The project has the support of Bristol City Council, the West of England Combined Authority (WECA), Homes England, Network Rail, central government and the University of Bristol. As part of this, WECA has put forward a bid for £250m of Housing Infrastructure Fund (HIF) monies and the partners are also working together to develop a comprehensive masterplan for both Temple Meads station and the land around it

A place to live, work and learn

There is capacity for more than 4,500 homes in the immediate vicinity of the station. This figure is based on current planning assumptions, with an opportunity to further optimise delivery through investment in supporting infrastructure to unlock key sites, drive value and increase density where appropriate. Extending the regeneration opportunity to neighbouring St Philip's Marsh could enable as many as a further 6,500 homes.

The Temple Quarter Enterprise Zone is driving the government agenda to increase economic growth and will deliver around 22,000 jobs over the next 20 years (with over 3,500 already created). At maturity it is estimated that the area would have capacity to accommodate 52,000 employees⁴.

The University of Bristol has already committed to delivering a new £300 million campus on the former Royal Mail sorting office site, which could bring over 1,000 university staff, over 900 industry employees and 3,000 students to this new part of the city. This provides a further opportunity to build on Bristol's strengths in tech, knowledge and creative industries – sectors that have already been demonstrated in the Enterprise Zone through the success of the Engine Shed (which contributed £8m to the economy in the first year⁵) and its SETsquared incubation and accelerator centre.

⁴ Bristol Temple Meads Growth Strategy 2015

⁵ Spatial Framework



An inclusive and liveable environment

Regeneration of the Temple Quarter offers the opportunity to improve access to Bristol city centre for marginalised communities, creating an engine for inclusive growth east of Temple Meads.

It is therefore an opportunity for a new city quarter, providing high quality employment space and new homes within a liveable environment. New homes and employment spaces will be delivered alongside complementary retail and leisure uses, new walking and cycling routes to connect to the rest of the city and surrounding neighbourhoods, green infrastructure, public realm enhancements and improvements to open space.

Substantial investment is already in place to deliver:

- The Harbour Walkway, which will provide a new link to the Totterdown Basin area and beyond in to St Philips Marsh
- The redevelopment of Temple Gate to improve journeys through the area and create a better welcome for passengers arriving into Temple Meads. Work on this scheme is already well underway.
- The development of Engine Shed 2 to provide follow-on space for rapidly growing companies, building on the success of Engine Shed.

Images: use existing artists impression plus image of business people:



Driving future growth

Redevelopment of the station itself and improved permeability across the area would contribute to further growth and place making. Work completed by Network Rail identifies the potential to create upwards of 10,000m² of high quality commercial space within the station footprint and analysis undertaken by KPMG for the council projects that investment of the nature envisaged in Network Rail's earlier masterplan⁶ (circa £300 million investment) could deliver £100 million to £300 million in productivity improvements per annum to the UK economy.

An increase in productivity will be driven by higher skilled jobs in sectors that are also priorities in Bristol, where Temple Meads could see real agglomeration benefits by creating a platform for these sectors to cluster. The priority growth sectors include:

- o Creative and digital
- o Low carbon
- o High tech
- o Advanced engineering and aerospace
- o Professional services

A high performing city

Bristol's economic performance is consistently strong: between 2009 and 2014 its economy grew by 19.2%, second only to London when compared to other UK cities⁷. The city's population is growing faster than the rest of the UK, and is set to increase 23% by 2039⁸. Bristol is highly competitive in key growth industries, with a fast growing, well qualified population. It is the third strongest academic cluster in the UK outside of Oxford and Cambridge and has strong performance in terms of graduate retention rates.

⁶ The Network Rail masterplan was a collective effort between Network Rail, Bristol City Council, the West of England LEP, Great Western Rail, Homes England and Bristol University

⁷ <https://s3-eu-west-1.amazonaws.com/so-welep-uploads2/files/News/ONS%20Report.pdf>

Use existing Engine Shed 2 image

A critical component of the future growth of the West of England

The draft Joint Spatial Plan sets out the need for the West of England to deliver 105,500 new homes by 2036. This is a 30% increase in current annual delivery (from 4,000 to 5,250 per annum) and an increase of 44,000 additional homes above those identified in existing Local Plans. These homes are needed to meet growing demand and to provide more affordable homes (with house prices in the region on average 8 to 10 times higher than earnings).

These additional homes will be delivered predominantly on 'urban living' sites and in strategic development locations, hence the need for sustainable transport and the requirement to maximise the effectiveness of travel choices. **To deliver sustainable development, investment in Temple Meads is needed to unlock capacity for new bus and mass transit routes** and to support new and expanded stations across the region. This planned housing expansion is therefore dependent upon investment in the region's public transport network, to ensure that sites are sustainable and Bristol Temple Meads is at the heart of this system.

Redeveloping Temple Meads station will be a catalyst for:

- further investment being drawn into the city
- building confidence in the region
- prompting local, regional, national and international investment.

When combined, this will trigger a resurgence in accumulated housing and commercial development. By focussing investment and growth in the Temple Quarter, it will inevitably become the gateway to the wider metropolis.

Working with partners and government

To underpin and drive delivery of this ambitious and aspirational agenda, Mayor of Bristol Marvin Rees has brought together leaders of key public sector stakeholders in a new strategic board.

(Boxed off) Temple Quarter strategic board

Marvin Rees, Mayor of Bristol

Tim Bowles, Mayor of the West of England

Sir Peter Hendy, Chair of Network Rail

Nick Walkley, Chief Executive of Homes England

Hugh Brady, Vice Chancellor of the University of Bristol.

Under its direction an integrated team of staff across these organisations are working together to align objectives and implement a robust delivery plan.

Strong links have been established with key government departments – the Department for Transport; the Ministry of Housing, Communities and Local Government; the Department of Education and the Department for Business, Energy and Industrial Strategy – whose support will be critical to the success of the Temple Quarter regeneration.



Unlocking infrastructure investment

- WECA's submission to the Housing Infrastructure Fund (HIF) highlights the Temple Quarter as key to facilitating housing delivery across the region. The bid seeks £250 million for the region, of which £100 million relates to the redevelopment of Temple Meads and the surrounding area.
- WECA has also put forward a proposal for a government Housing Deal. Support across government for the Temple Quarter project is fundamental to this.
- After the next critical stage of design work, Network Rail will look to the Department for Transport to consider enhancement funding in Railway Control Period 6.
- The University of Bristol has bid for approximately £75 million of capital investment into research and advanced skills-related infrastructure. This will be matched by direct investments by the university and its partners of more than £130 million. Of this, £15 million has already been committed by WECA.
- A proposal to the Higher Education Funding Council for England (HEFCE) / Research England under the Research Infrastructure Partnership Fund for at least £30 million is currently in development.

Potential future funding opportunities include:

- Direct approach to the Industry Strategy Challenge Fund, delivering against a number of Industrial Strategy Sector Deal plans, with potential for regional Industry Strategy investment.
- Digital communications opportunities, including 5G trials and demonstrator programmes, through the Department for Digital, Culture, Media and Sport.
- Opportunities to provide skills infrastructure through the National Productivity Investment Fund.

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