

# Investment Fund - Feasibility and Development Funding Application Form

**SCHEME:** Housing Infrastructure Fund Outline Business Case for Bristol Temple Meads to North Keynsham Strategic Growth Corridor

1. Lead Organisation

WECA
------

2. Partner organisations

Bristol City Council B&NES Council
---------------------------------------

3. Scheme contact details

Name:	Laura ambler
Email:	Laura.ambler@westofengland-ca.gov.uk
Telephone:	0117 428 6214

4. Scheme Type – mark with an X

Transport	<input checked="" type="checkbox"/>
Non-Transport Housing Enabling	<input checked="" type="checkbox"/>
Business Support	<input type="checkbox"/>
Skills	<input type="checkbox"/>
Other (please specify)	

5. Is this investment linked to any others within the early investment or wider Investment Fund programme? If so please set out the relationship and linkages.

Details:  There are several feasibility studies / business cases being developed with funding from the Investment Fund that are linked to the current overall scope of the HIF Bid. These include:  - Southern Orbital,
---

## Feasibility and Development Funding Application Form

- Bristol Temple Meads Masterplan,
- WECA JSP Mitigations OBC,
- Hicks Gate Roundabout and
- Hengrove - Housing Enabling Infrastructure.

The consultant team appointed will be made aware of the work undertaken by these projects to ensure there is complementary, and not duplicatory, activity undertaken.

## Feasibility and Development Funding Application Form

6. Total Funding required for this phase of works

A. Spending Profile (£)

	17/18	18/19	19/20	Total
Investment Fund		£1m		£1m
Match Funding - please state source(s)				

B. Cost Breakdown (£)

	Investment Fund (£)	Match Funding (£)
In house staff costs	£100k	
Third Party Support	£900k	
Other (please specify)		
Other (please specify)		
Total	£1m	

7. Please describe the scheme to be developed (including its objectives and expected impacts) **and** the proposed activity to be undertaken through this investment.

## Feasibility and Development Funding Application Form

### A. Details of the scheme to be delivered:

WECA has been invited to co-develop (with Homes England) an Outline Business Case to support a bid for over £250m of funding to the Government's Housing Infrastructure Fund. Work has already been done to develop the scope of the bid and the current scope is set out below, noting that given the bid is to be co-developed with Government, the scope of the bid may change through the co-development process.

The current proposal links the A4 corridor (Bristol Temple Meads-Callington Road-Brislington-North Keynsham) together with further enabling infrastructure to improve connectivity with and release significant development at Hengrove and Whitchurch. This will deliver new homes to support the continued economic growth of the West of England and help to address critical housing needs.

The current proposal includes enabling infrastructure to unlock additional housing at;

- **Bristol Temple Meads** a key transport interchange locally, regionally and nationally, an established and successful Enterprise Zone, and an area with significant potential for additional housing at density and in proximity to a sustainable transport hub. Bristol Temple Meads is the cornerstone of this proposal and provides a transformational uplift in the delivery of housing in the City Centre together with an integrated transport hub to provide additional rail and bus capacity to serve new residential communities planned across the West of England. Funding is sought through HIF to fund a range of measures including land assembly and enabling infrastructure to open up access to land in order to deliver new homes.
- The scheme has significant local, regional and national support including key delivery partners GWR, Network Rail, University of Bristol, WECA and Bristol City Council.
- The Strategic Development Location (SDL) has local support, takes a strategic approach to housing delivery and can demonstrate value for money.
- **Brislington** - a SDL location in the JSP. Funding is sought to relocate the Brislington Park and Ride, which enables new homes to come forward on the former P&R site, The new P&R will improve travel choices for movements into central Bristol and Bath, facilitating park and ride and park and cycle journeys; reduce traffic on the A4 into central Bristol by intercepting traffic at the edge of the urban area; reduce congestion on the Bristol urban area road network, create the conditions for reallocating roadspace to the Metrobus route, and unlock capacity for sustainable urban growth and new job creation.
- **Strategic Infrastructure for the Callington Road Link and A4 Rapid Transit (MetroBus)**. This funding will increase public transport capacity on the A4 corridor via a Metrobus route providing high frequency, higher capacity, reliable and faster public transport services between Bristol City Centre and Keynsham. This will be facilitated by diversion of general traffic onto the new Callington Road Link to enable reallocation of road space from car to public transport. This will accommodate future travel demand generated from the JSP along this Strategic Growth Corridor including housing locations at Brislington, Whitchurch and Keynsham supporting the delivery of the JTS.

## Feasibility and Development Funding Application Form

- Bristol City Centre housing sites will receive a benefit through greater public transport and cycling penetration into the south west of the city made possible through this diversion of general traffic. Similarly the Hengrove Park housing site and nearby business and retail parks will benefit from improved access from the north of the City via St Phillips Causeway and the Callington Road Link.
- As well as the direct benefit to housing delivery the scheme will play a significant role in supporting the redevelopment of Temple Meads Station by providing a rapid and reliable LRT link to the site - in turn opening up local and national destinations accessible through the rail network.
- **North Keynsham** – a SDL in the JSP. Funding is sought to fund a range of infrastructure measures, primarily focused around delivering a new link road and land remediation costs, in order to enable the scheme to deliver new homes in an area of strong demand, alongside employment floorspace and other uses including a school, local centre and marina. The SDL has local support, takes a strategic approach to housing delivery and can demonstrate value for money.
- **Hengrove**- a designated Housing Zone. Historically, there has been a lack of market led residential development in this area. Funding is sought to allow the Council to act as master developer and install the social and physical infrastructure upfront and dispose of serviced land parcels to developer partners on land owned by the Council at Hengrove Park and Hartcliffe Campus. This will stimulate a market shift and create a buoyant local housing market which meets local housing need with delivery of new homes on Council owned sites, and on adjacent sites in private ownership.
- **Whitchurch** - a SDL in the JSP. The delivery of housing in this location is dependent on the completion of the A4 to A37 link road, and the completion of the A37 to South Bristol Link Road. Funding is sought to develop the planning application to accelerate the delivery of this regionally significant infrastructure, and to undertake early interventions including improved walking and cycle routes.

B. Details of the activities to be undertaken through this feasibility or development phase: Work will be undertaken

Work will be undertaken to produce an OBC. The exact details of the activity will be proposed by the consultant team through the procurement process but will include scoping the bid, extensive modelling work (including WEBTAG modelling) and drafting the OBC itself in line with the HMT approved 5 case model.

8. Please set out how the activities to be undertaken through this Feasibility and Development Funding Application will be managed and resourced. If use of consultants or other third parties is proposed please describe how these have been, or will be procured.

## Feasibility and Development Funding Application Form

**Details:**

The work to produce the OBC will be led by a consultant team who will either be procured by WECA or by one of the Constituent Councils on WECA's behalf depending on which is most appropriate. The consultant team will be managed by the WECA Director of Infrastructure (or his representative) as the day-to-day lead for the consultants that are appointed, reporting more formally to a client group consisting of nominated officers from WECA, BaNES and Bristol Councils and upwards through existing regional governance structures including the Joint Spatial Plan Board, WECA Directors and CEO meetings as appropriate.

The Infrastructure Advisory Board and Combined Authority will be regularly updated on progress of the bid.

Highlight reports will be produced in line with WECA governance processes.

9. What output will be produced using the funds awarded as part of this Feasibility and Development Fund Application, and when will this be completed?

	Mark with an X	Date (mmm/yy)
Feasibility Study Report	<input type="checkbox"/>	
Option Development Report	<input type="checkbox"/>	
Option Appraisal Report	<input type="checkbox"/>	
Outline Business Case	<input checked="" type="checkbox"/>	
Full Business Case	<input type="checkbox"/>	
Other (please state)		

10. When do you plan to start and complete your project and what are the main project milestones? Please include the milestones related to the feasibility or development work to

## Feasibility and Development Funding Application Form

be undertaken through this application **and** the milestones for the subsequent implementation phase through to completion.

### A. Milestones for the activities through this Feasibility and Development Funding

Milestone	Date (mmm/yy)
Procure consultants	Jun – Jul 2018
Scoping phase	July – Sept
Drafting phase	Sept – Jan
Draft OBC	Jan 2019
Final OBC	Feb 2019

### B. Planned milestones for scheme development or delivery beyond this initial phase.

Milestone	Date (mmm/yy)

11. Application sign off by the promoting organisation:

Senior Responsible Owner	Name:	David Carter
	Signature:	
	Date:	17 July 2018

Section 151/Chief Finance Officer	Name:	Tim Richens
	Signature:	
	Date:	17 July 2018

<b>Date approved by WECA Committee:</b>	
---	--