

Lockleaze (Romney House & Constable Road), Bristol



Delivering priority market and affordable housing on behalf of the Local Authority

CLIENT

Bristol City Council

LPA

Bristol City Council

STATUS

Resolution(s) to grant planning permission

SERVICES

Planning, Strategic Communications, Economics, Sustainability

Our role

- The Mayor of Bristol set out a commitment to build 2,000 new homes per annum, including 800 affordable; a commitment reflected by the emerging Bristol Local Plan Review (February 2018).
- As part of the strategy to accelerate delivery and the quality of new homes, Bristol City Council set up its own Housing Delivery Team to progress housing schemes on land within their control.
- We were instructed by the council to progress two outline planning applications; 268 homes on the council-owned Romney House site, and 81 homes on vacant land at Constable Road and Crome Road.
- It is anticipated that 50% of the houses and apartments at the Constable Road and Crome Road site will be affordable homes, exceeding the council's affordable housing policy for developments outside the central area of the city. A policy-compliant minimum of 30% of the houses and apartments proposed for the Romney House site are to be affordable.
- We took proactive steps to ensure that the commercial implications of the scheme were correctly considered throughout the planning application process.

Results

- Resolution to grant planning permission achieved in July 2018 for both schemes.
- Production of a robust outline application provided certainty to the JV partner in respect of council expectations, and will result in the delivery of high quality residential development and the provision of affordable housing.
- Our commercial approach and value added to the planning strategy has subsequently led to a Registered Provider and developer of the Constable/Crome site, appointing our Planning, Sustainability and Strategic Communications teams to assist with a reserved matters submission, and a full planning submission for a residential scheme (circa 50 units) on adjacent land.