



Working in partnership:



Bristol Temple Quarter – report on the Consultation for Bristol Temple Quarter Development Framework

Consultation took place from Tuesday 10 January to Wednesday 8 March 2023

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Executive Summary

Background

The draft Bristol Temple Quarter Development Framework sets out key principles for taking the redevelopment of Bristol Temple Quarter forward. The framework sets out a masterplan for Bristol Temple Meads and the areas directly surrounding it: City Gateway and Friary North. It sets out concepts and ideas for Temple Gate and St Philip's Marsh. The information in the Development Framework related to these areas was consulted on from 10 January until 8 March 2023.

Mead Street, which also forms part of the Development Framework, was not subject to consultation, as a Mead Street Development Brief was adopted by Bristol City Council's Cabinet in August 2022, following consultation from 20 May – 4 July 2022.

The consultation took a multi-faceted approach to ensure that we were able to engage with a variety of different groups and communities, focusing on engaging with a diverse range of groups to make sure as many people as possible had opportunities to contribute their feedback. All elements of the consultation should be considered when making a decision on whether to adopt the draft framework. The consultation included:

- Information and a survey online with this available in different formats
- Creative engagement activities and drop-ins across the area
- Online and in-person briefings and feedback sessions
- Workshops with several identified communities
- Walks and talks
- Media briefing with local media outlets

Breakdown of activities that took place

Online/paper survey:

Information was broken into four sections, with a survey for each section, plus an interactive map for St Philip's Marsh and two ideas boards for Temple Meads, City Gateway and Friary North, and St Philip's Marsh respectively:

- 136 responses to Overview
- 115 responses to Temple Meads, City Gateway and Friary North
- 58 responses to Temple Gate
- 79 responses to St Philip's Marsh
- Temple Meads, City Gateway and Friary North Ideas Board: 24 interactions (8 comments, 16 likes)
- 94 comments on the St Philip's Marsh map (from 20 individuals)
- St Philip's Marsh Ideas Board: 15 interactions (10 comments, 5 likes)

Written submissions

40 Submissions by email, including Easy Read, from individuals, developers, landowners, transport groups, businesses, interest groups and organisations including Natural England, Historic England, Sustrans, Environment Agency, Bristol Older People's Forum.

Creative engagement

Three creative commissions support consultation activities and events, and reach identified groups.

- Commission 1 aimed to activate consultation drop-in events.
- Commission 2 aimed to reach communities in the Barton Hill area.
- Commission 3 aimed to engage with young people in and around Temple Quarter.
- 469 people spoken to as part of the creative engagement.
- 14 events took place as part of commissions 1 and 2.
- 6 films were produced by students as part of commission 3 who engaged with 206 people, including 86 young people and numerous businesses in St Philip's Marsh.
- A final celebration event was held to screen the students' films and mark the end of the consultation. This was attended by 86 people.

Events and briefings

27 events and briefings with feedback recorded speaking to approximately 330 people.

Young People

In addition to the creative commission 3 described above, three groups of young people were directly engaged with, including University of the West of England geography students, A-level students from St Mary Redcliffe and Temple School, and a workshop with students taking part in Design West's *Shape My City* programme.

Walks and talks

Weekly walkarounds of the key Temple Quarter sites around Bristol Temple Meads station took place throughout the consultation. These were an opportunity for local people and stakeholders to see the scale of the opportunity, and to get a better understanding of where change is proposed within the draft Development Framework.

Media briefing

A media briefing was held on Thursday 5 January for local media, embargoed until the consultation start on 10 January. This was an opportunity for local media to find out more about the Development Framework, ask questions and interview project representatives. The briefing resulted in coverage promoting the consultation in Bristol Live/Bristol Post, Bristol 24/7, BBC Radio Bristol, Greatest Hits Radio and ITV West Country.

Summary of results – online consultation

Overall guiding principles

Guiding principles

There were 136 respondents to this survey. Respondents were asked to what extent they agreed or disagreed with the guiding principles within the Temple Quarter draft Development Framework. 87% or more of respondents agreed to each guiding principle broken down as follows:

Guiding principle 1: Integrated and connected - 91% of respondents answering this question

Guiding principle 2: Inclusive economic growth - 87% of respondents answering this question

Guiding principle 3: Quality places - 89% of respondents answering this question

Guiding principle 4: Quality spaces - 89% of respondents answering this question

Guiding principle 5: Vibrant and creative communities - 88% of respondents answering this question

Temple Meads, City Gateway, and Friary North

Overall comments

The most cited comments included:

- having convenient access to different modes of transport, including 'convenient access to bus stops close to station entrances', 'safe cycle routes' and 'secure cycle parking'
- A number of specific transport routes were identified including: 'better and direct public transport options to/from the station are required from other parts of the city', 'Southbound right turn from Temple Gate into Redcliffe Way not provided for in movement plan which creates an inefficient route for airport flyer bus', and asking for 'better cycle routes on Temple Way/Temple Gate'
- Other comments included welcoming upgrades to Bristol Temple Meads and 'preserve historic buildings and fixtures and fittings.' Several comments focussed on the Southern Gateway.
- In terms of prioritising modes of transport, comments related to reducing cars in the area, segregating cycle routes from motor vehicles, and avoiding pedestrian/cycle shared use paths.
- In terms of green spaces, comments related to the front of the station seeming to have no greenery/trees, and the need for more planting.

Which entrance would they use in future?

Respondents were asked which station entrance they were most likely to use in future and were invited to give a reason for that answer. The entrances were cited as follows; Northern Entrance (55% of 108 respondents), Station Approach (43%), Southern Gateway (37%) and Eastern Entrance (19%). Please note, percentages don't add up to 100 as some respondents specified that they would use more than one entrance.

Some respondents identified reasons to use different entrances at different times for different reasons. Closest/most convenient to where I live, and closest/most convenient to another destination were the most cited reasons for using a station entrance in the future.

Temple Gate

There were 58 responses to this survey.

Guiding principles

There was 79% agreement or more with all the guiding principles as follows:

Guiding principle 1: Integrated and connected (84% agreement)

Guiding principle 2: Inclusive economic growth (79%)

Guiding principle 3: Quality places (83%)

Guiding principle 4: Quality spaces (80%)

Guiding principle 5: Vibrant and creative communities (82%)

St Philip's Marsh

There were 79 responses to the survey.

Guiding Principles

There was 84% agreement or more with all the guiding principles, as follows:

Guiding principle 1: Integrated and connected (91% agreement)

Guiding principle 2: Inclusive economic growth (84%)

Guiding principle 3: Quality places (88%)

Guiding principle 4: Quality spaces (88%)

Guiding principle 5: Vibrant and creative communities (86%)

Key Themes

Land Use:

Respondents were asked to comment on the three scenarios presented in the Development Framework. The most cited comments included:

- Jobs and apprenticeships are needed in this area (15)
- Maximise housing / supports high density housing (13)
- Favours a balance/mix of work, living and social/culture (12)
- More green space, biodiversity and wildlife (11)
- Provide / protect leisure and entertainment uses (10)
- Need to create vibrant use across different times of the day (5)
- Opposed to high density housing (4)
- Opposed to tall buildings (4)
- Plans need to show where displaced businesses will go (3)

Land use and density:

- When considering land use there was broad agreement to all identified considerations: 83% evening & night-time, 79% providing a variety of accommodation, 77% re-use of existing buildings.
- 'Optimising density' received lower agreement - 55% agreeing, and 29% disagreeing.

There was also less agreement (39%) with 'pop up animation', with 43% of people saying they neither agreed nor disagreed.

Movement and access:

79% of respondents agreed with the range of movement and access measures in the consultation.

Community infrastructure:

Respondents were asked to what extent they agreed with ideas for community infrastructure.

87% agreed with neighbourhood centres, 86% healthcare, 81% primary schools.

Public realm and built environment:

83% agreed with the design principles.

Respondents were asked to what extent they agreed with ideas for different types of open space.

There was the following level of agreement:

- Parks and landscapes 93%
- Pocket open spaces 80%
- Urban public realm 87%
- Recreation 83%

Open space and green infrastructure:

Agreement with principles that underpin the provision of open space and green infrastructure were as follows:

- Enhanced and resilient waterways 98%
- Nature and biodiversity 94%
- Green buildings and blocks 84%
- Play, sport and recreation 83%

Summary of key themes emerging across the range of consultation and engagement activities that took place.

The summary of key themes below takes into account feedback from all the engagement and consultation activities that took place, including the online/paper surveys, including free text analysis; creative engagement commissions; briefings with stakeholders; workshops and guided walks around the Temple Quarter area.

A significant amount of detail was received, with suggestions for how specific aspects of the proposals can be taken forward. Some of this information will feed into consideration of changes to aspects of the draft Development Framework. Information and feedback that was more directly relevant to further stages of the project will help to inform the project and more detailed proposals as they are being considered. This includes the further detailed proposals for the station entrances and transport interchange, and the St Philip's Marsh masterplan.

Themes and sub-themes that emerged during the consultation include:

Housing

- Who new housing would be built for, and whether it would be for local people
- There is a need for housing for local people. Fears raised that it won't be for local people or affordable for them, and concerns that there will be too much student accommodation or apartments just for young people

- Types of housing – comments on three- and four-bedroom homes needed for families
- Mixed views on hi-rise:
 - Some people think tall buildings around Bristol Temple Meads station is appropriate
 - Some are concerned about anti-social behaviour in hi-rise buildings
 - Some respondents don't like or want tall buildings
- Questions asked about what proportion of affordable homes will be and what 'affordable' actually means.
- Comments included that more social housing is needed.
- Design matters – comments about how good design helps to create a good area and build communities, and that design should fit in with historic context

Student accommodation

- Concern from some residents/businesses about amount of student housing increasing.
- Student housing providers said that the draft Development Framework and the draft Local Plan don't take account of the growth and need for more student housing.

Transport

Buses

- Questions were raised about how the proposals for a bus interchange at the Friary would work.
- Some participants are worried about distance of bus stops from station – should be closer, accessibility concerns, fear of change and not knowing where they are.
- Some people want more buses in this location to avoid confusion and make it easier to move around the city – create more of a hub.
- The need for a covered walkway to bus stops at the Friary was also raised.

Parking and dropping off

- Mixed views were expressed.
- Some level of concern about Temple Back East as a proposed drop-off point being too far from the station.
- Accessibility groups want clarity on where disabled parking will be included and specifically where at Station Approach. Need more consideration of disabled visitors.
- Queries raised over whether Southern Gateway is easy to get to, and if it's the right thing to do.

Travel routes

- Better and more direct transport options from other parts of the city to and from station. Queries were raised as to how the changes to the travel network at Temple Meads would fit with rest of the city and regional approach to transport connectivity.
- Particular references were made to turning right off the Bath Road into all the different entrances to the station, how this would work in practice. The effect this could have on taxi access was also raised.

Cycling and pedestrian infrastructure

- The need to improve or enhance cycle access and pedestrian infrastructure came through very strongly, particularly at Temple Way, Temple Gate, and to and through the station.
- Connecting to other areas a significant theme, as well as safe routes for cyclists and secure bike parking.
- There are some pedestrian routes on plans in the framework that may not be right including the bridge over the river at the Southern Gateway.
- Cycling routes should be LTN1/20 compliant.

Businesses/jobs

- Businesses employ local people – those people may not go with the businesses if they move.
- Support for new businesses including start-ups.
- Questions were raised as to who the new jobs would be for, and what type of jobs they would be.
- Jobs need to be available for local people.
- Local people want access to good jobs not just the construction type jobs during development.
- Support for existing businesses and blue-collar businesses – questions around what support would be on offer to any businesses that might need to move.
- Some comments suggested there were some misconceptions on what St Philip's Marsh already has – businesses often hidden from sight, particularly small start-ups, creative spaces – there's a lot more there already than people realise.
- Affordable commercial space needed around Temple Quarter.
- Some respondents raised support for the night-time economy.

Accessibility in and around Temple Meads Station

- In broad terms concerns were raised about how people would move between different modes of travel.
- Information, wayfinding and navigation, including how to ensure this is accessible both within the station and outside it.
- Take into account mobility and more hidden disabilities. For example, deaf people and autistic people might fear change and there needs to be active support and help particularly to relay changes including navigators, visual and audio signposting.
- Improve accessibility for those walking and cycling - clear, signed routes without obstacles.
- Level access should be created to avoid stepped access.
- Facilities such as toilets should be easily available and accessible, for example having a 'talking toilet'.
- The proposed drop off at Temple Back East was raised as potentially too far for those with mobility issues, including older people.
- Safety, including at night, was raised.
- Inclusive spaces within the station were suggested, including quiet spaces around important information points like ticket offices.
- The affordability of cafes, restaurants, public spaces and other outlets was raised.

Community infrastructure/building community

- There was strong support for community infrastructure, including the features already set down in the Development Framework, particularly around St Philip's Marsh.
- Cafes/restaurants/retail - a number of comments related to the future affordability of these.
- Midland Shed and the Friary should be places to spend time without having to spend money.
- Play spaces and family friendly options should be created near Temple Meads station.
- Building community came up particularly in relation to St Philip's Marsh, including how to celebrate history and locality.
- Support for strong connection to other areas, such as Barton Hill, came up, including how to build and strengthen these communities, rather than creating a new community.
- Providing for young people in a way that takes into account the needs of different groups: for example, by creating all female gyms, outdoor youth space, play space, safe supportive places, including for mental health needs.
- Free to use or low-cost spaces and facilities were a common theme.

- Creative and cultural spaces, community centres and space for cultural needs are needed, such as places to pray and faith rooms.
- Leisure and sports spaces, and 'space for culture and creativity of Bristol' are needed.

Green spaces/green infrastructure/blue infrastructure

- Many respondents were very supportive, but many asked for green and blue infrastructure to be given more prominence in the Development Framework.
- Communities support green space, as do a number of organisations.
- Feedback included calls for a larger green space in St Philip's Marsh. Others called for green space near Temple Meads station.
- The proposed level of biodiversity net gain should be higher.
- Green infrastructure throughout – with connected blue and green spaces.
- There was support for the Avon Trail and Feeder Canal upgrades with walking and cycling routes.
- Some respondents felt that a greater role for water and waterways is needed, including investment in the Feeder Canal path and River Avon riverside walk.

Building overall

- Building height parameters were not included in the draft Development Framework. As a result, the lack of opportunity to comment on building heights was raised on a number of occasions.
- Some respondents felt that the section on St Philip's Marsh felt more like a masterplan with the level of detail included, such as what was seen as development plots in some of the maps.

Guiding principles

- Equality, diversity, inclusion, and building community are largely missing from the guiding principles and these should feature more strongly.

Flooding

- Flooding and flood risk was mentioned by many.
- There were questions as to why the Bristol Avon Flood Strategy, Temple Quarter Development Framework and draft Local Plan review are not more aligned.
- Some questioned some of the proposals within the Framework due to flood risk categories.
- Residents near Sparke Evans Park pointed to new development on the A4/Bath Road that has seen some collapse of the riverbank and questioned the effectiveness of the Bristol Avon Flood Strategy.

Policies and points of clarification

Some respondents wanted clarification on certain parts of the draft Development Framework, including:

- Should be much stronger on how policies and strategies, such as the Temple Quarter Spatial Framework, draft Development Framework and draft Local Plan relate to each other.
- Policy H7 of the draft Local Plan relating to student housing. Queries raised on the suitability of the current policy.
- How the framework fits with the Urban Living SPD.
- Local Plan - flooding and designation of land.

- Clarification was requested on how policies that are already in place in Bristol, including in relation to district heating and parking, affordable housing, and build to rent accommodation relate to the draft Development Framework.
- How the draft Framework aligns with the Bristol Avon Flood Strategy.
- The existing Temple Quarter Spatial Framework has height/density guides in it – questions were asked as to why height and density were not included in the draft Development Framework.

Next Steps

The results of the consultation and engagement will be considered in reviewing the draft Bristol Temple Quarter Development Framework. The intention is for the revised draft to be presented to Bristol City Council's Cabinet in May 2023. If endorsed, it will become a material consideration in any planning applications that come forward for the area.

The majority of comments received went beyond the scope of the draft Development Framework in relation to specific details of how the Temple Quarter programme would be planned and delivered. The Development Framework is a strategic document that sets the principles and concepts for development in the area. The detailed comments received have been recorded and will be used to inform the next phases of the project and more detailed designs as they come forward.

Consultation Report

The consultation on the Bristol Temple Quarter Development Framework took place from 10 January until 8 March 2023.

This report is split into several sections to reflect the different ways that feedback on the framework and future plans was sought. A multi-faceted approach was taken to ensure that we were able to engage with different groups and less-heard-from communities:

The consultation included the following:

- Information and a survey available online at askbristol.gov.uk, in paper format and in Easy Read. Other translations were offered on request.
- Engagement activities to draw people into discussions about the places and some of the key concepts being considered. This included three creative commissions focused on:
 - drop-ins at key sites in and around the Temple Quarter area with Play:Disrupt, including at Totterdown Tesco, Temple Quay, Sparke Evans Park, The Dings Park, Easton Community Centre, Redcliffe Hub.
 - place based engagement around Barton Hill
 - an engagement working with young to capture views and debate with young people.
- Additional drop-in information sessions at Bristol Temple Meads Station and Temple Quay, and Screenology on Silverthorne Lane (the latter aimed specifically to be convenient for businesses in the area).
- Feedback into the process from the Temple Quarter Accessibility Advisory Group (TQAAG).
- Dedicated events for a number of groups including the deaf community, Wellspring Settlement, Eastside Community Trust, Totterdown Mosque.
- A series of briefings and opportunities to feedback with specific organisations, including Bristol Civic Society, St Philips Forum, Bristol Cycling Campaign, Natural England, and the Totterdown Residents' Association (TRESA) (full list available).
- Walking tours of the areas immediately surrounding Bristol Temple Meads for the public and interest groups, including Bristol Walking Alliance, Redcliffe & Temple Business Improvement District.
- As part of the aim of reaching younger people, we held a workshop and site visit for 60 A-level geography students from St Mary Redcliffe and Temple School. We also ran a site visit for University of the West of England Geography degree students, as well as a workshop as part of the *Shape My City* project run by Design West.

Promotion included:

- Direct mailings to stakeholder organisations, businesses and business organisations, community organisations and interest groups, and those on the Temple Quarter mailing list.
- Social media posts, including paid Facebook advertising.
- Ask Bristol newsletter.
- Door knocking in The Dings, Barton Hill, Redcliffe and Totterdown.
- A media briefing at the start of the consultation, leading to press articles in the Bristol Post, Bristol 24/7, Bristol World, BBC Radio Bristol, Greatest Hits Radio and ITV West Country.

Breakdown of numbers of people taking part in consultation and engagement activities

Online/paper survey

Information was broken into four sections, with a survey for each section, plus an interactive map for St Philip's Marsh and two ideas boards for Temple Meads, City Gateway and Friary North, and St Philip's Marsh respectively:

- 136 responses to Overview
- 115 responses to Temple Meads, City Gateway and Friary North
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- 94 comments on the St Philips map (from 20 individuals)
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- St Philip's Marsh Ideas Board: 15 interactions (10 comments, 5 likes)

Written submissions

- 40 Submissions by email including Easy Read, from individuals, developers, landowners, transport groups, businesses, organisations including Natural England, Historic England, Sustrans, Environment Agency, and Bristol Older People's Forum.

Creative engagement

- 469 people were spoken to as part of the creative engagement.
- 14 events took place as part of commissions 1 and 2.
- Six films were produced by students as part of commission 3 who engaged with 206 people including 86 young people and a number of businesses in St Philip's Marsh.
- A celebration event to mark the end of the consultation and to screen the students' films was held on 8 March, with 86 attendees.

Events and briefings

- 27 events and briefings with feedback recorded, speaking to approximately 330 people

Young People

- Three groups of young people:
 - UWE geography degree students
 - St Mary Redcliffe and Temple school A-Level geography students
 - *Shape My City* students with Design West

Engagement with young people also included the Screenology creative commission (see Commission 3 above).

Summary – consultation survey

The consultation set out proposals in the draft Development Framework. The consultation was split into four different sections:

Overview and Guiding Principles: respondents were asked to comment on the overall approach to regeneration at Temple Quarter and the guiding principles that underpin the framework.

Information was provided about the guiding principles and considerations which affected the development of the draft Development Framework. A survey could be completed.

Bristol Temple Meads, City Gateway and Friary North: plans for these three areas are at a more advanced stage. Respondents were asked to provide feedback on the proposals through a survey, and ideas for the public realm around the station through an ideas forum.

Temple Gate: respondents were asked to feedback on the guiding principles for Temple Gate and the overall proposal for the area. A survey could be completed.

St Philip's Marsh: this area is at an early concept stage. Respondents were presented with guiding principles and concept ideas. They could respond to questions in a survey, add information to a map about what's important to them now and in the future, and provide ideas in a forum about public realm, green spaces, and community facilities.

Respondents also had the opportunity to provide a postcode and answer equalities questions in each section.

Survey results

[Overview section](#)

There were 136 respondents to this survey. Not everyone answered each question

[Guiding principles](#)

Respondents were asked to what extent they agreed or disagreed with the guiding principles. 87% or more of respondents agreed to each guiding principle:

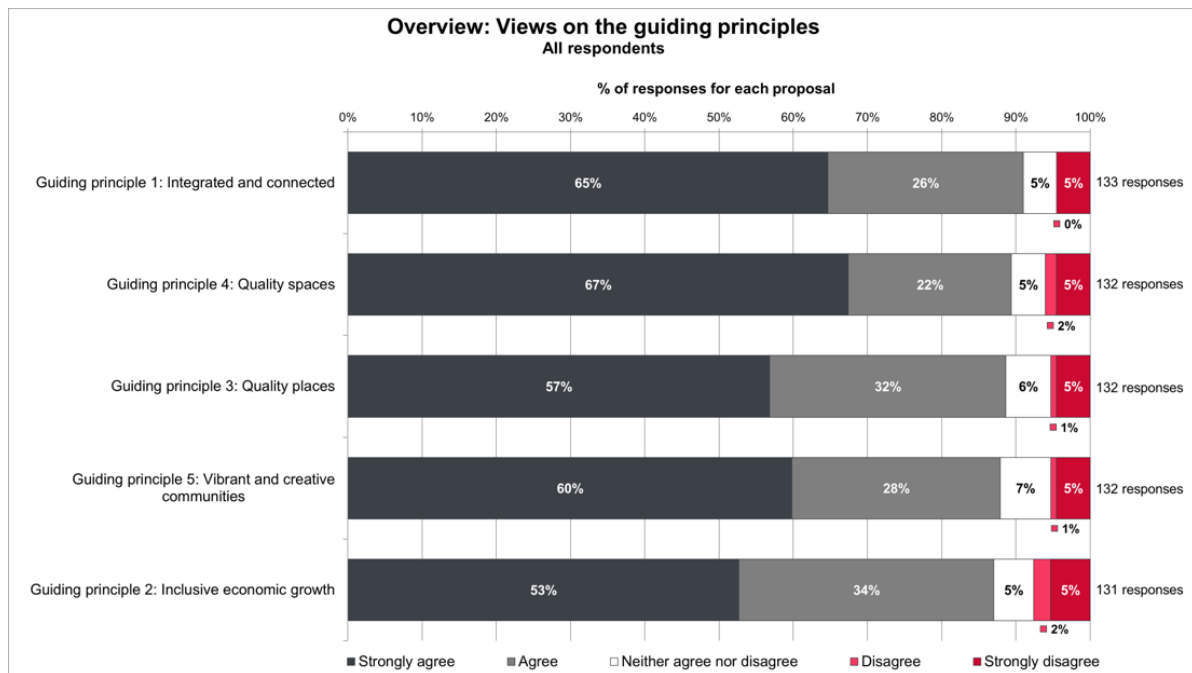
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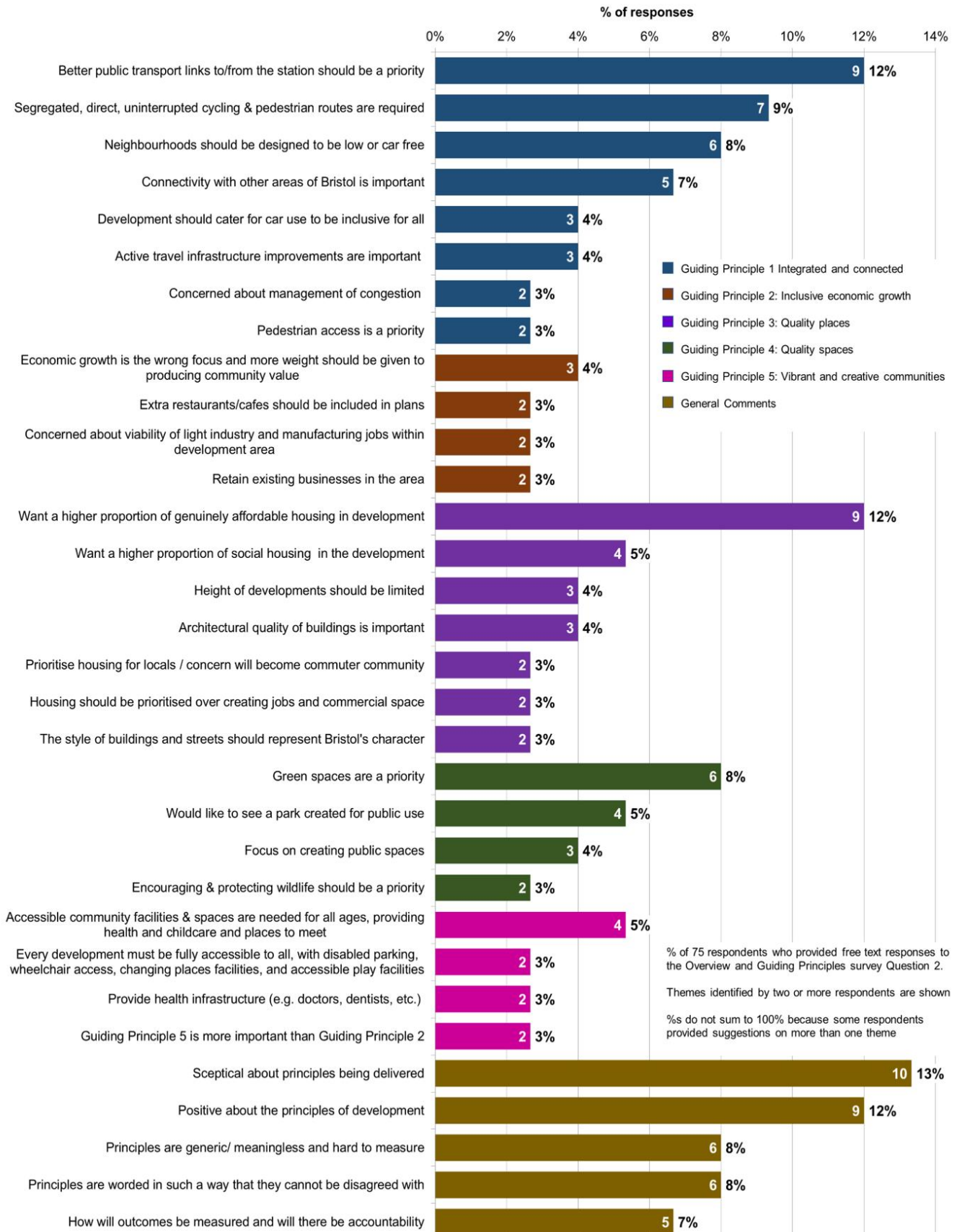


Comments

People were invited to comment on the overview section. There were 74 free text comments – these have been aligned to the guiding principles and can be found in Appendix A. The most cited comments were:

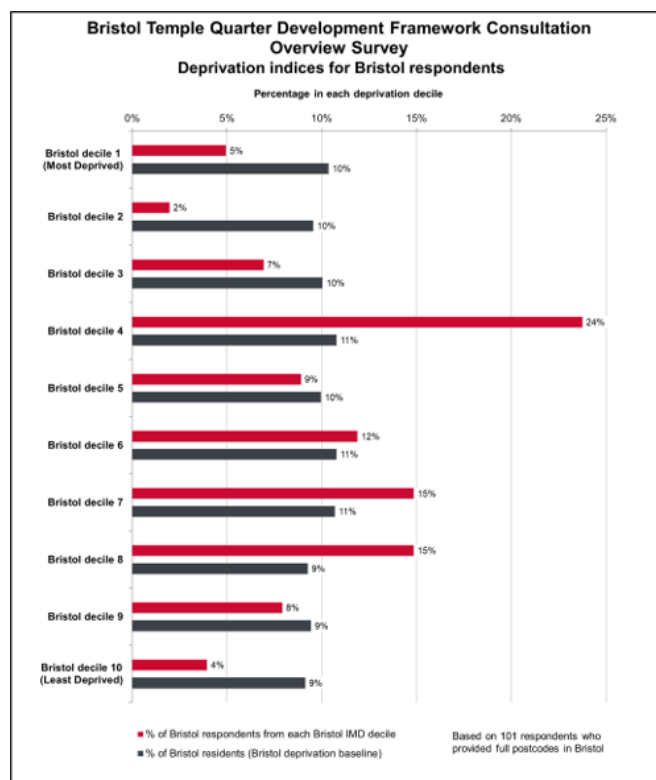
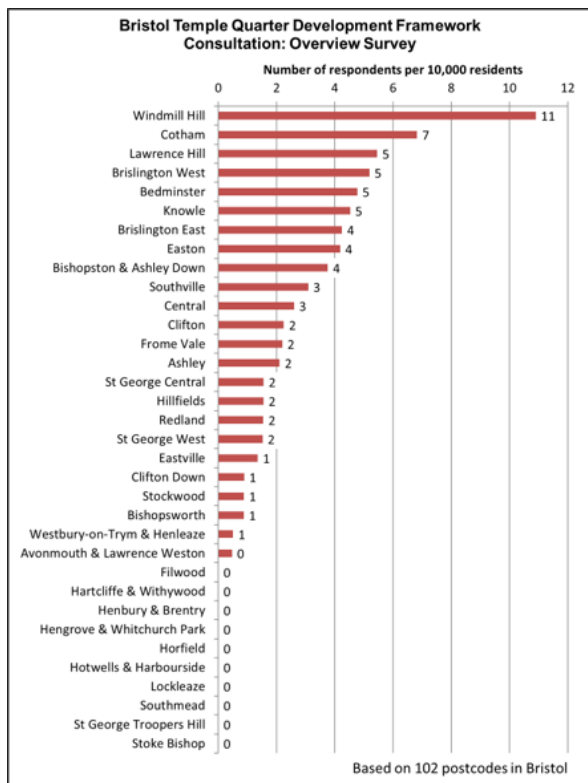
- Would like to see a higher proportion of genuinely affordable housing included in development/higher proportion of social housing (12 comments)
- Better public transport links to/from the station should be a priority (9)
- Segregated, direct and uninterrupted cycling and pedestrian routes are requirement as part of developments (7)
- Green spaces are a priority (6)
- Neighbourhoods should be designed to be low or car free (6)
- Connectivity with other areas of Bristol is important (5)
- Would like to see a park created for public use (4)
- Accessible community facilities and spaces are needed (4)
- Development should still cater for car use to be inclusive for all (3)
- Active travel improvements are important (3)
- Economic growth is the wrong focus - more weight should be given to producing community value (3)
- Height of developments should be limited (3)
- Focus on creating public spaces (3)

Comments about the guiding principles
Comments in Temple Quarter Overview and Guiding Principles survey free text



Postcode analysis of respondents to the overview survey

Proportionally more respondents came from Windmill Hill, then Cotham, Lawrence Hill, Brislington West, Bedminster and Knowle.



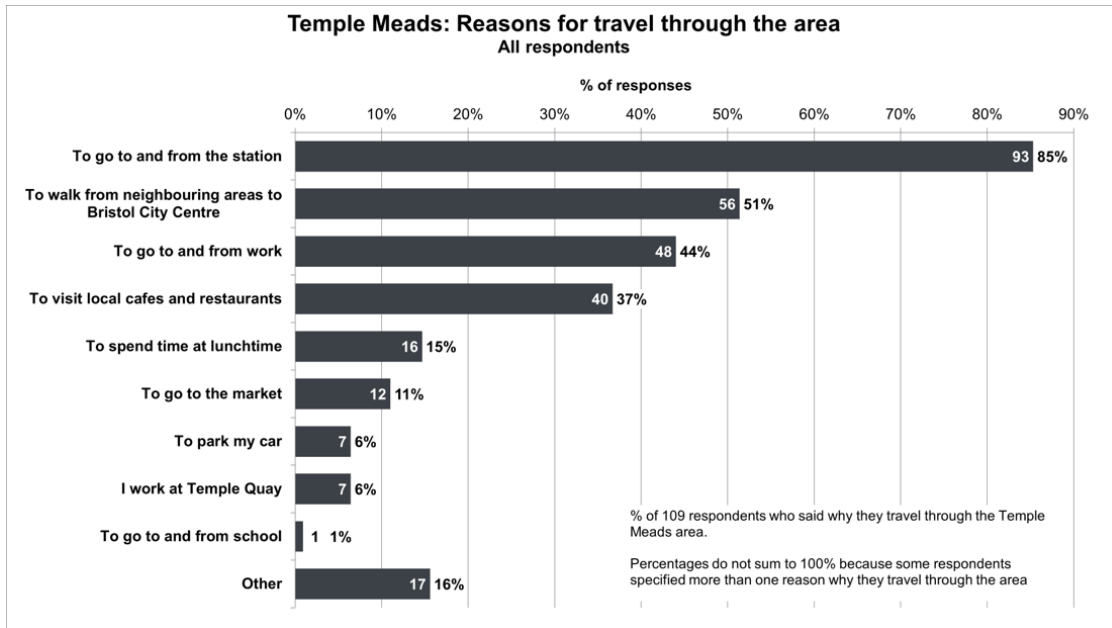
Temple Meads, City Gateway and Friary North

There were 115 responses to this survey. Not everyone responded to every question.

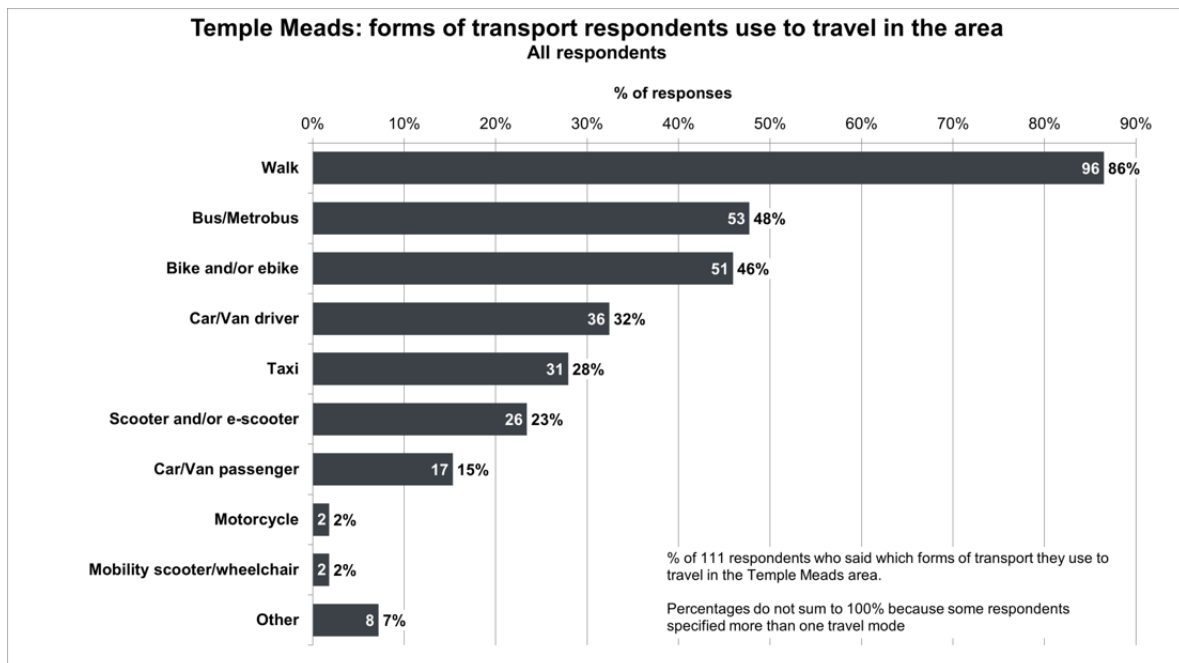
Respondents weren't asked to agree/disagree with the guiding principles as the plans for this area are more advanced. Respondents were asked a series of questions about their use of the area, and to provide comments on the masterplan.

Of the 109 respondents answering the question about travel, 97% currently travel through the area.

The most common activities are going to and from the station (85%), to walk from neighbouring areas to the city centre (51%), to go to and from work (44%), and to visit cafes and restaurants (37%)

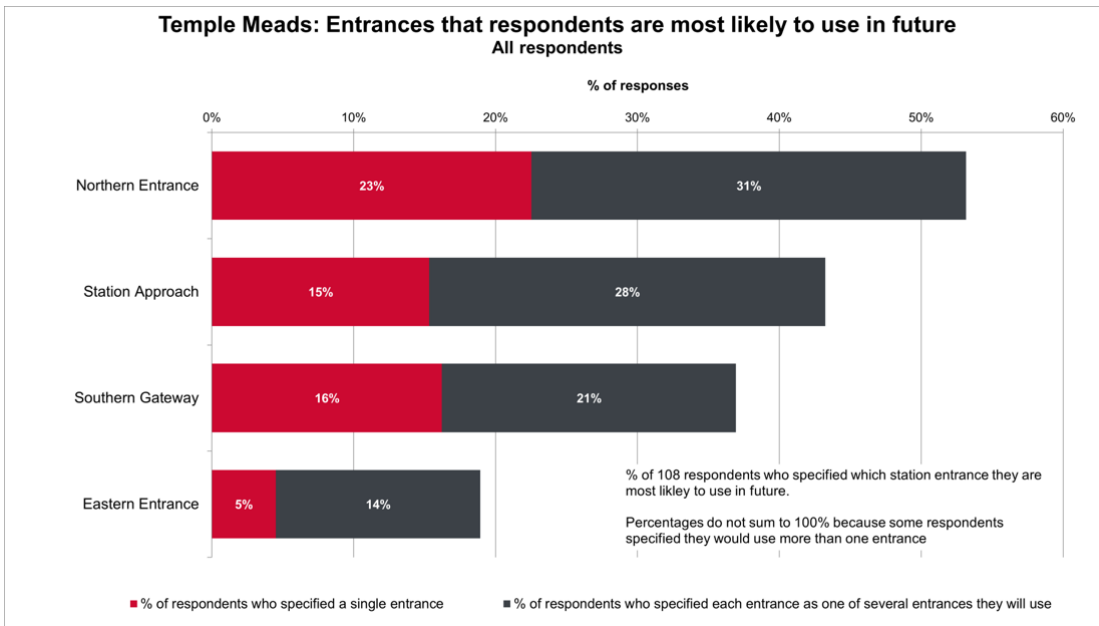


Most respondents said they used the following modes of transport through the area: walking (86%), Bus/Metrobus (48%), bike and/or e bike (46%), car/van driver (32%), taxi (28%), scooter and/or e-scooter (23%)

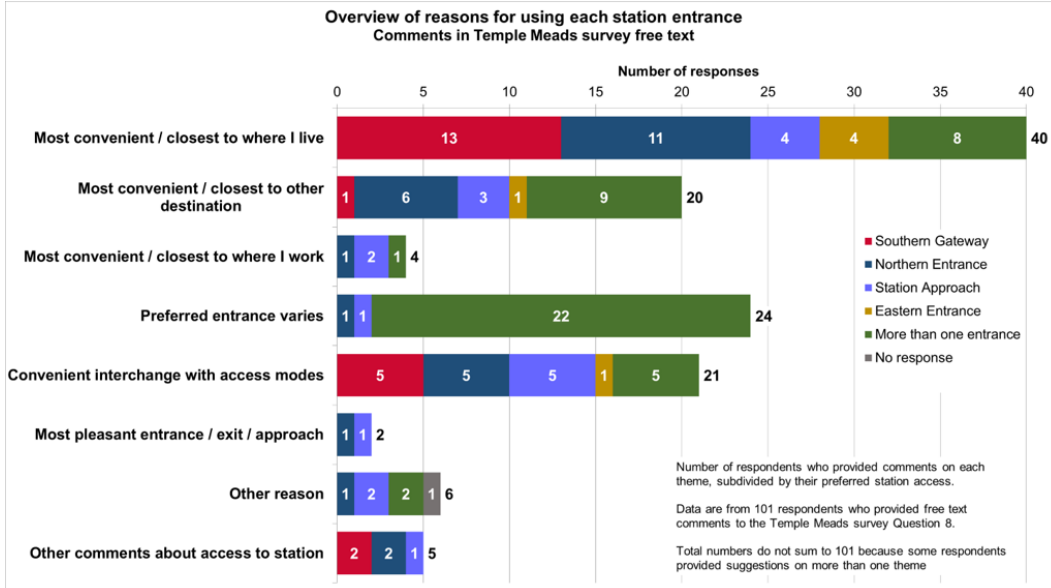


Use of new entrances

Respondents were asked which entrance they were most likely to use in future and invited to give a reason for that answer. The entrances were cited as follows; Northern Entrance (55% of 108 respondents), Station Approach (43%), Southern Gateway (37%) and Eastern Entrance (19%). Please note, percentages don't add up to 100 as some respondents specified that they would use more than one entrance.

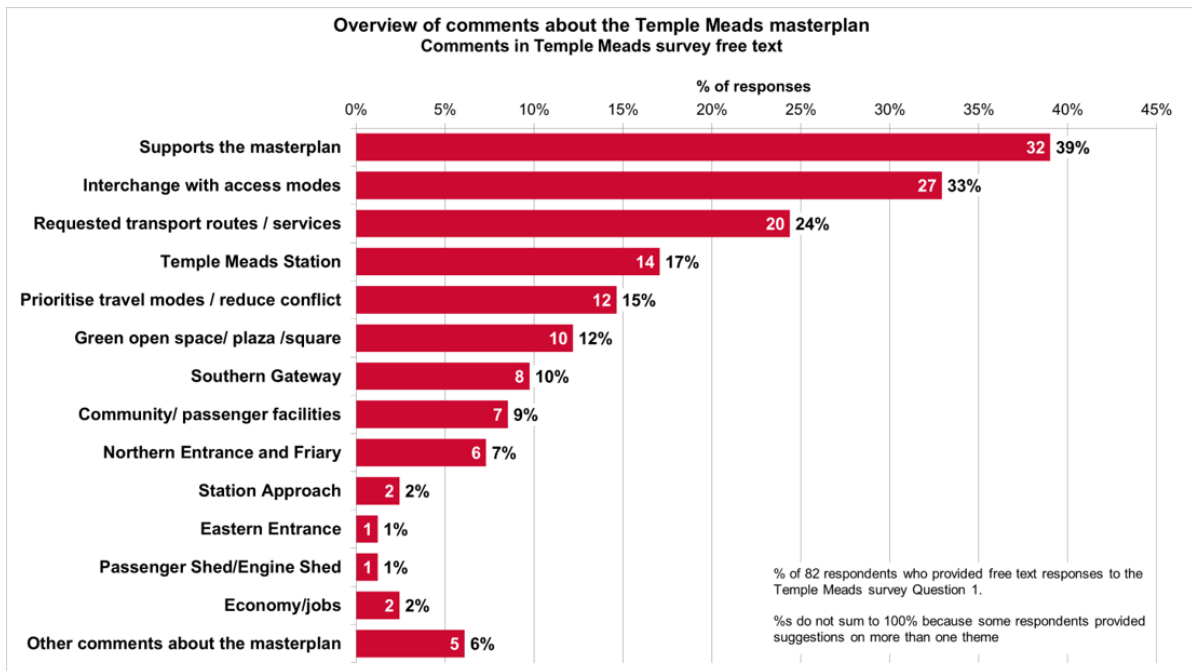


The table below shows the breakdown of the reasons respondents gave for intending to use their selected entrance. Some respondents identified reasons to use different entrances at different times for different reasons. Closest/most convenient to where I live, and closest/most convenient to other destination were the most cited reasons for using an entrance in the future.



Comments on the masterplan

The table below shows the themes that most often came up in the free text question about the masterplan. 82 respondents provided comments. More detail on responses can be found in Appendix B.



Within the themes above the most cited comments were as follows:

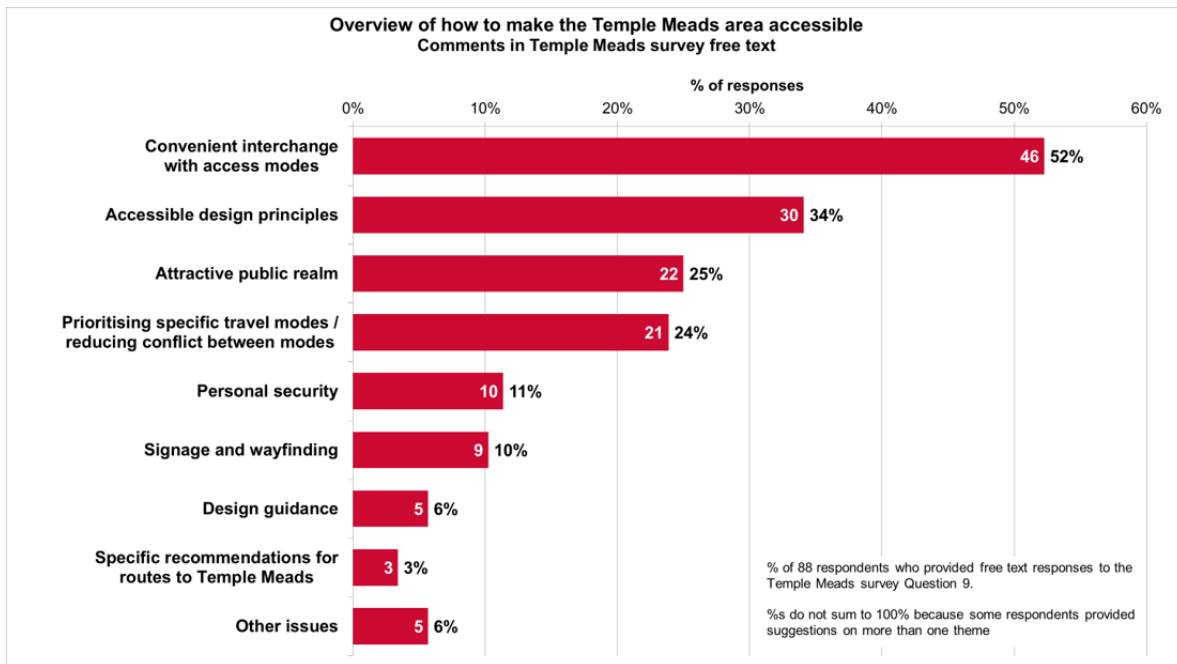
- Of the 35 (from 27 respondents) comments about having convenient access to different modes of transport, 8 cited 'convenient access to bus stops close to station entrances, 6 mentioned safe cycle routes and 5 said that secure cycle parking was needed.
- Of the 26 comments (from 20 respondents) making recommendations for specific transport routes, 9 cited better & direct public transport options to/from the station are required from other parts of the city, 3 cited 'Southbound right turn from Temple Gate into Redcliffe Way not provided for in movement plan which creates an inefficient route for airport flyer bus', and 5 asking for better cycle routes on Temple Way/Temple Gate
- Of 17 comments (from 14 respondents) about the station, the most cited were 'upgrades to TM welcome (6)' and 'preserve historic buildings and fixtures and fittings (4)'
- Of 9 comments on Southern Gateway (from 8 respondents), 3 comments were made that the Southern Gateway would be difficult to access from the south of the city
- In terms of prioritising modes of transport, of 15 comments (from 12 respondents): 5 related to reducing cars in the area, 4 related to segregating cycle routes from motor vehicles, 4 related to avoiding pedestrian/cycle shared use
- In terms of green spaces, of the 13 comments (from 10 respondents), 4 comments related to the front of the station having no greenery/trees, and 3 related to having more planting

A more detailed breakdown of comments can be found in Appendix B

How can we make these areas accessible to all?

We asked how we could make the areas accessible to all. The most cited comments related to accessible transport and accessible design principles.

The table below shows the broad themes of the comments that were made by 88 respondents. More detail on responses can be found in Appendix B.



The most cited comments included the following:

- Accessible design principles: of the 42 comments (from 30 respondents) 7 cited level step free access, 6 adequate space for users, 6 toilets.
- Of the 88 comments (from 46 respondents) about convenient access to modes of transport:
- there were 19 comments about safe convenient cycle routes,
- 18 comments about buses including 10 specifically citing convenient access to bus stops close to the station. 3 further comments about convenient access to modes of transport
- 11 comments about safe convenient walking routes
- Of the 32 comments (from 22 respondents) about public realm, there were 21 comments about attractive open/green space/biodiversity (17)
- Of the 14 comments (from 10 respondents) about personal security 6 were related to lighting
- 9 comments were made about signage and navigation
- 9 comments were made about avoiding pedestrian / cycle shared use
- 9 comments related to having fewer (motor) vehicles
- 8 comments requested providing a hierarchy of travel modes for access to station

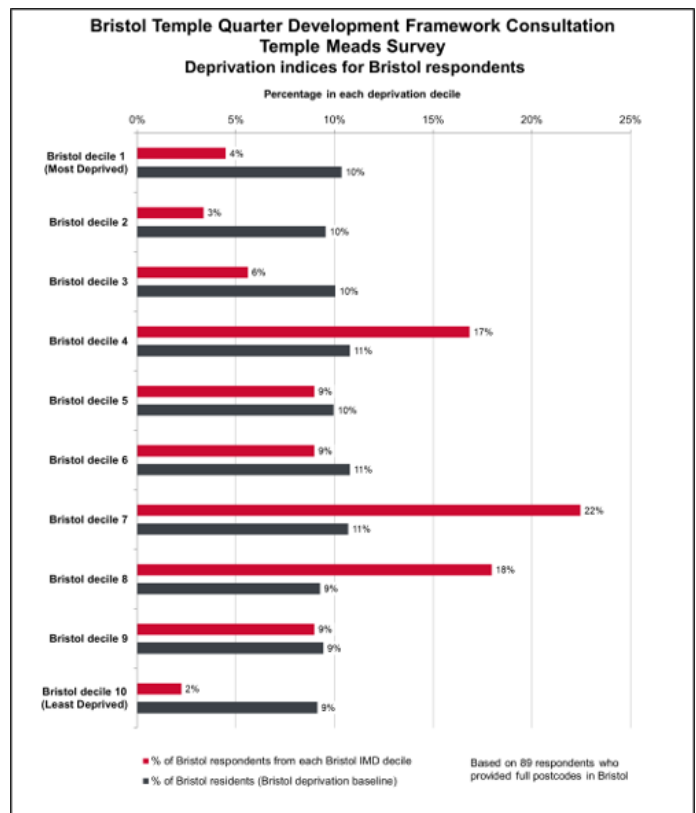
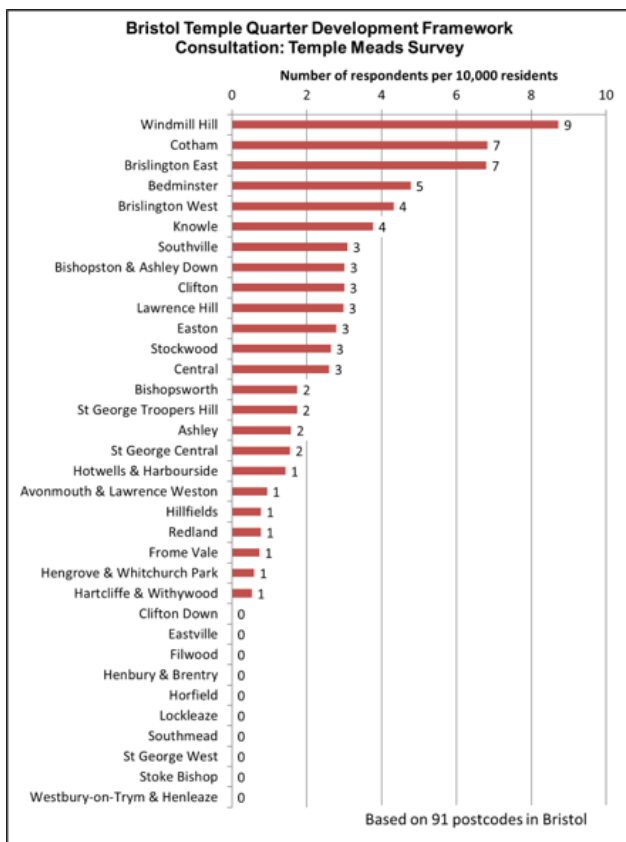
Ideas Board

Respondents could add ideas for the public realm around Temple Meads Station, particularly around Friary North, to an ideas board. There were 10 ideas some of which were liked by other people.

Ideas included:

- Make sure cycle routes link up (including to South Bristol) - 6 likes
- Larger stairs linking arches under the station ramp to Station Approach - 3 likes
- Provide space for market stalls - 2 likes
- Improved cycle connections and better active travel access to the west (Temple Gate) - 2 likes

Postcode analysis of respondents for Temple Meads, City Gateway and Friary North
 Proportionally more respondents came from Windmill Hill, then Cotham, Brislington East and Bedminster.



Temple Gate

There were 58 responses to this survey. Not everyone responded to every question.

Guiding principles

There was 79% agreement or more with all the guiding principles. The highest support was for Integrated and Connected.

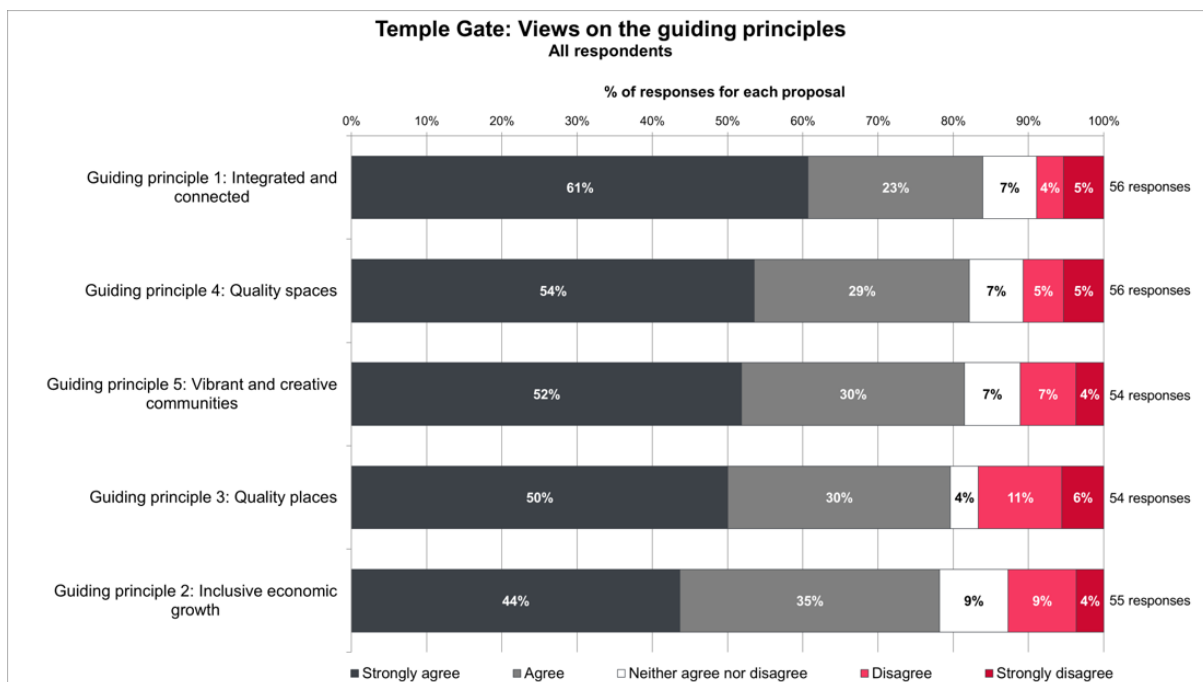
Guiding principle 1: Integrated and connected (84% agreement)

Guiding principle 2: Inclusive economic growth (79%)

Guiding principle 3: Quality places (83%)

Guiding principle 4: Quality spaces (80%)

Guiding principle 5: Vibrant and creative communities (82%)



Comments on the Temple Gate proposals

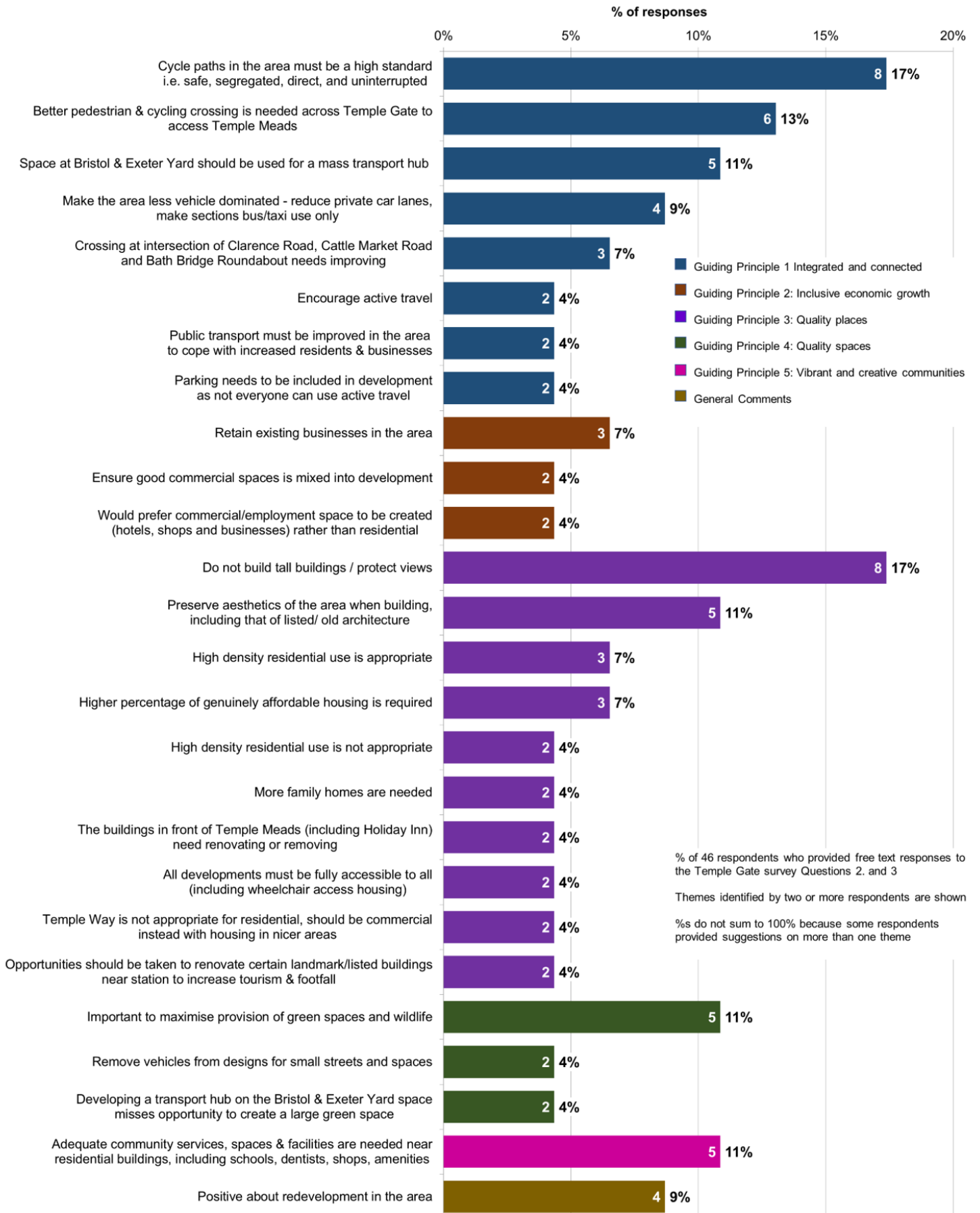
Respondents were asked to provide comments on the proposals. The responses have been categorised under the 5 guiding principles:

Most cited comments

- Cycle paths in the area must be high standard: safe, segregated, direct and uninterrupted (9)
- Do not build tall buildings/protect views (8)
- Better pedestrian & cycling crossing needed across Temple Gate to access Temple Meads (6)
- Space at Bristol & Exeter Yard should be used for a mass transport hub (5)
- Important to maximise provision of green spaces and wildlife (5) plus 2 suggest large green space at Bristol & Exeter Yard
- Preserve aesthetics of the area when building, including that of listed/ old architecture (5)
- Adequate community services, spaces & facilities are needed near residential buildings, including schools, dentists, shops, and amenities (5)
- Positive about redevelopment in the area (4)
- Make the area less vehicle dominated - reduce private car lanes, make sections bus/taxi use only (4)
- Retain existing businesses in the area (3)
- High density is appropriate (3)
- Higher percentage of genuinely affordable homes (3)

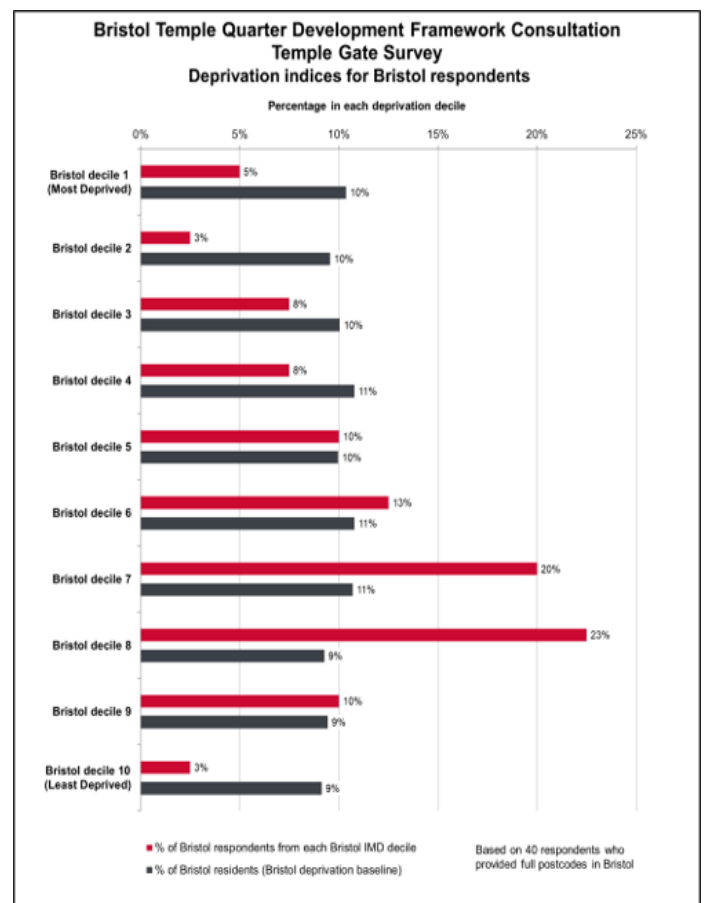
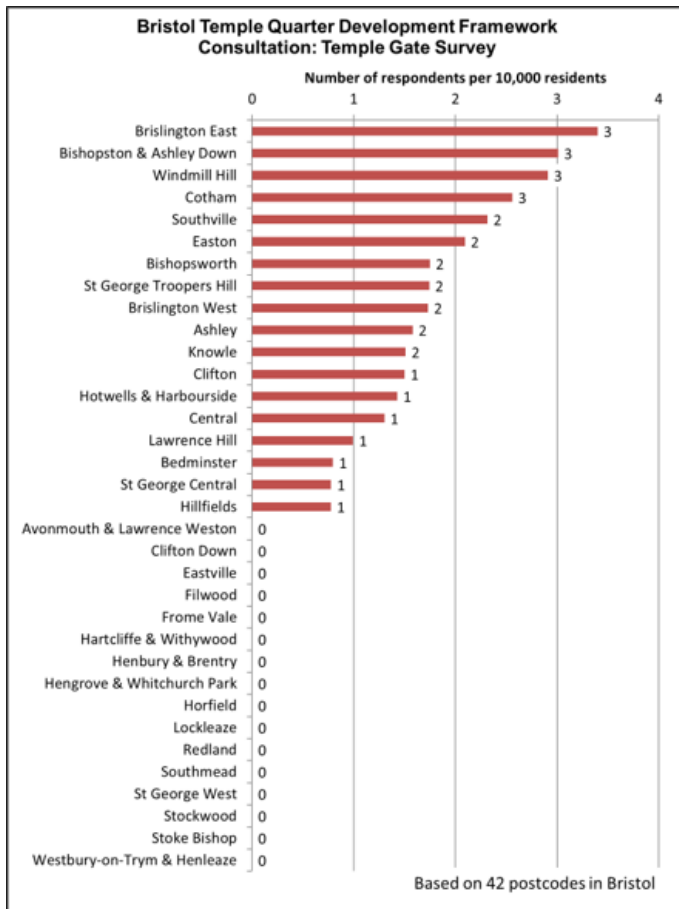
More detail on the comments made are in Appendix C and in the table below.

Comments about the proposals for Temple Gate Comments in the Temple Gate survey free text



Postcode analysis of respondents to the Temple Gate Survey

The most respondents were from the Brislington East, Bishopston & Ashley Down, Windmill Hill and Cotham wards.



St Philip's Marsh

There were three aspects to this part of the consultation: survey, map to identify what is important now and what will be important in the future, and an ideas board to provide ideas for public realm, green spaces, and community facilities.

There were 79 responses to the survey. Not everyone responded to every question.

Survey responses

Guiding Principles

There was 84% agreement or more with all the guiding principles. The highest support was for Integrated and connected and Quality Places

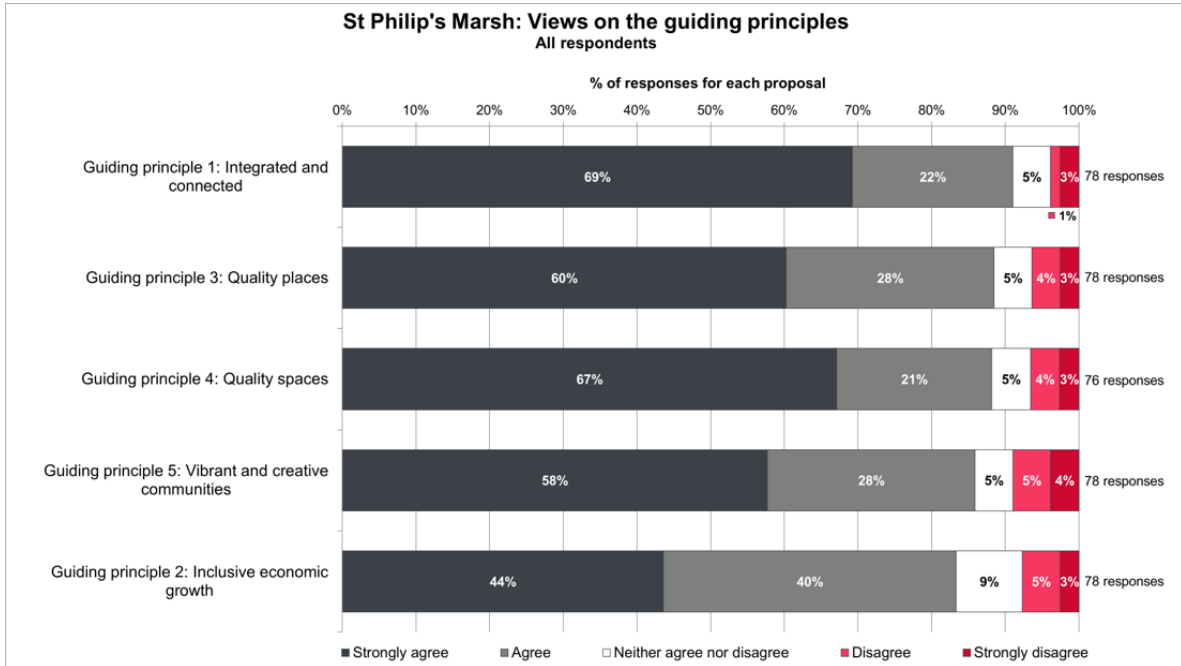
Guiding principle 1: Integrated and connected (91% agreement)

Guiding principle 2: Inclusive economic growth (84%)

Guiding principle 3: Quality places (88%)

Guiding principle 4: Quality spaces (88%)

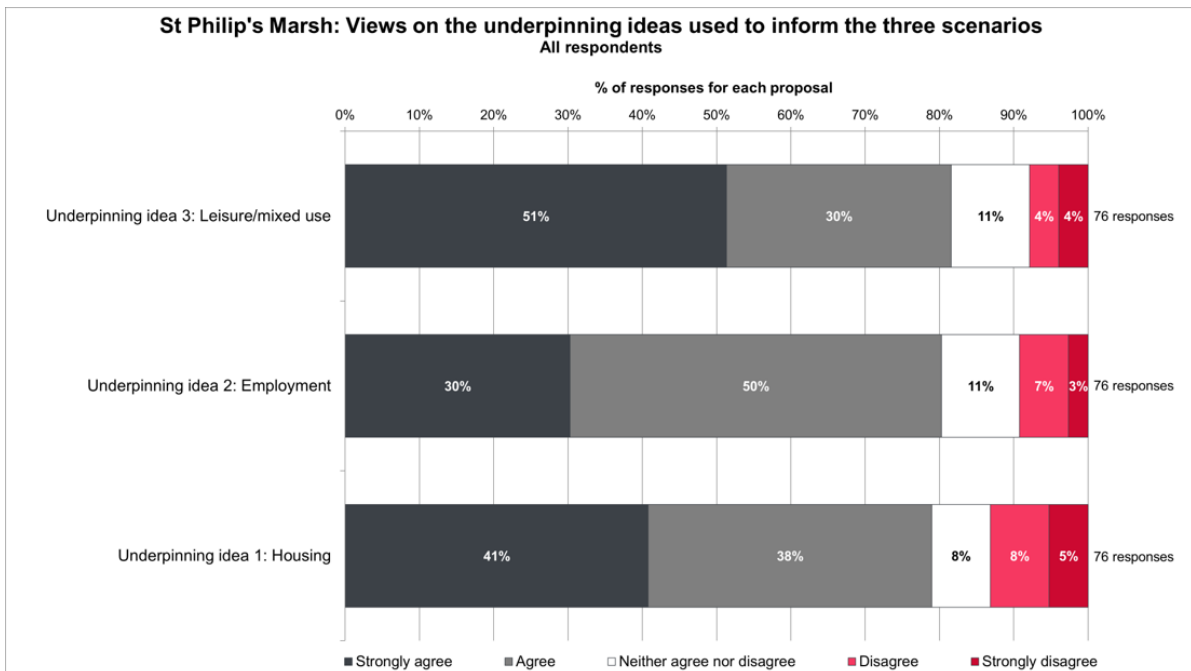
Guiding principle 5: Vibrant and creative communities (86%)



Key themes – Land Uses

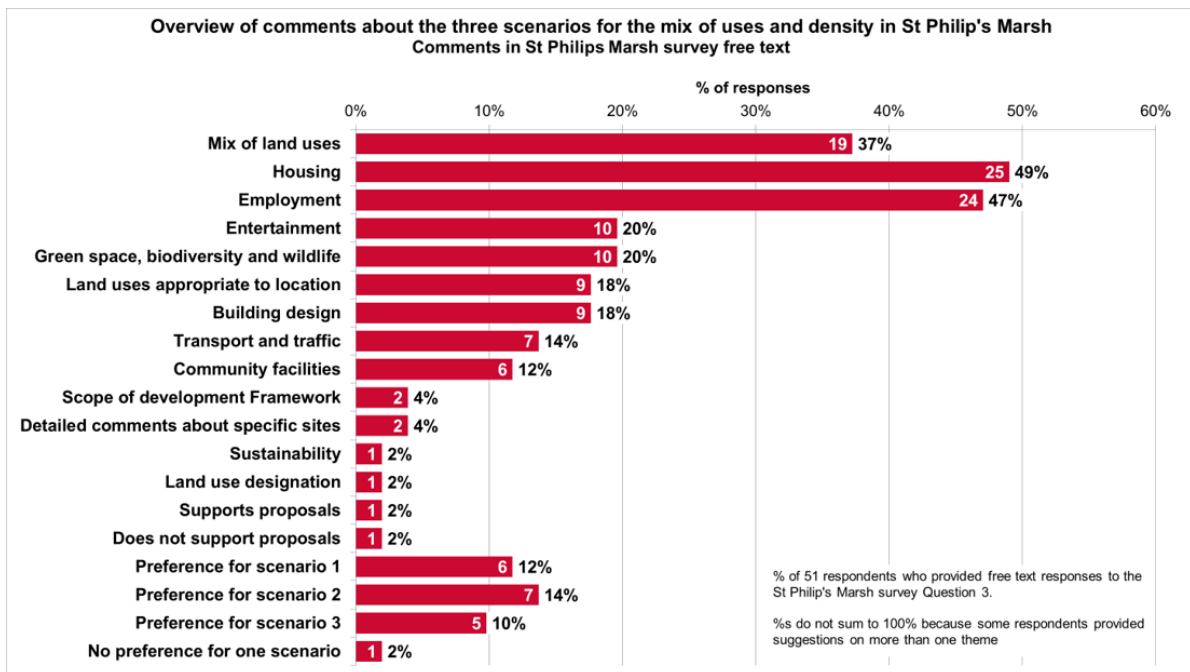
Land use

There was general agreement with the underpinning ideas informing the scenarios – housing 79%, employment 80%, leisure/mixed use 81%. There were 76 responses to each question.



Three scenarios for the possible mix of uses and density were presented. Respondents were asked for their comments. The table below shows the themes of the comments made. Although

respondents weren't asked to identify a preferred scenario some respondents identified the one that they preferred. This can also be seen in the table. More information can be found in Appendix D.



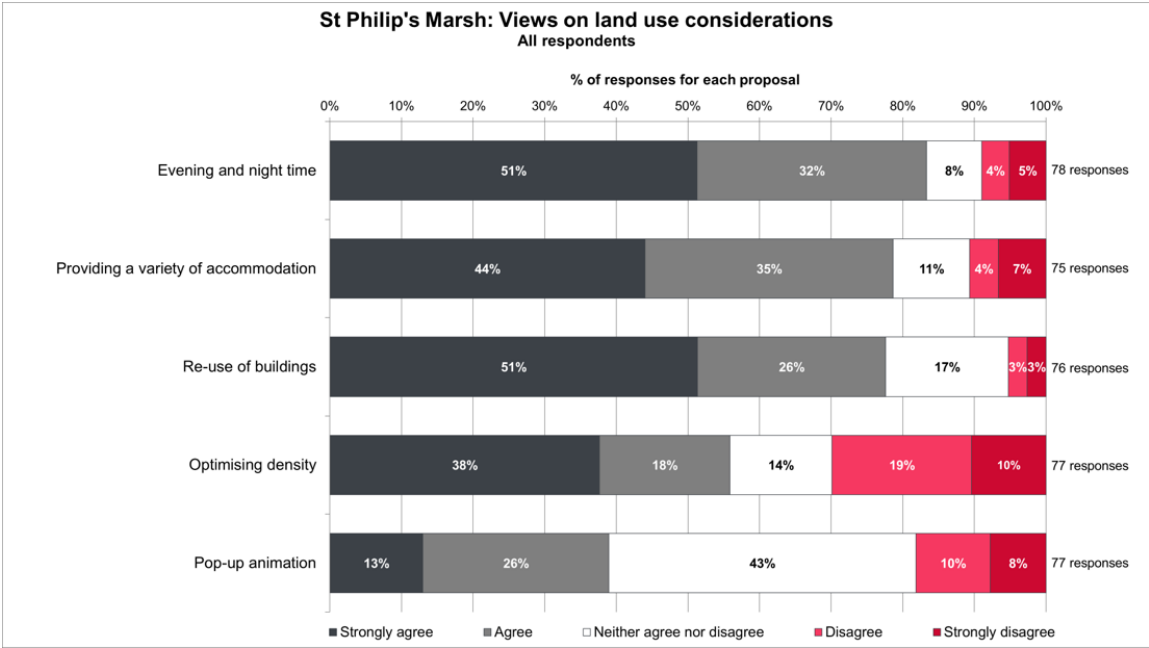
Within the above themes a number of comments came up more frequently as follows:

- Jobs and apprenticeships are needed in this area (15 comments)
- Maximise housing / supports high density housing (13)
- Favours a balance/mix of work, live and social/culture (12)
- Provide / protect leisure and entertainment uses (10)
- More green space, biodiversity and wildlife (10)
- Need to create opportunities for vibrant use across different times of the day (5)
- Opposed to high density housing (4)
- Opposed to tall buildings (4)
- Plans need to show where displaced businesses will go (3)

A more detailed analysis is available in Appendix D

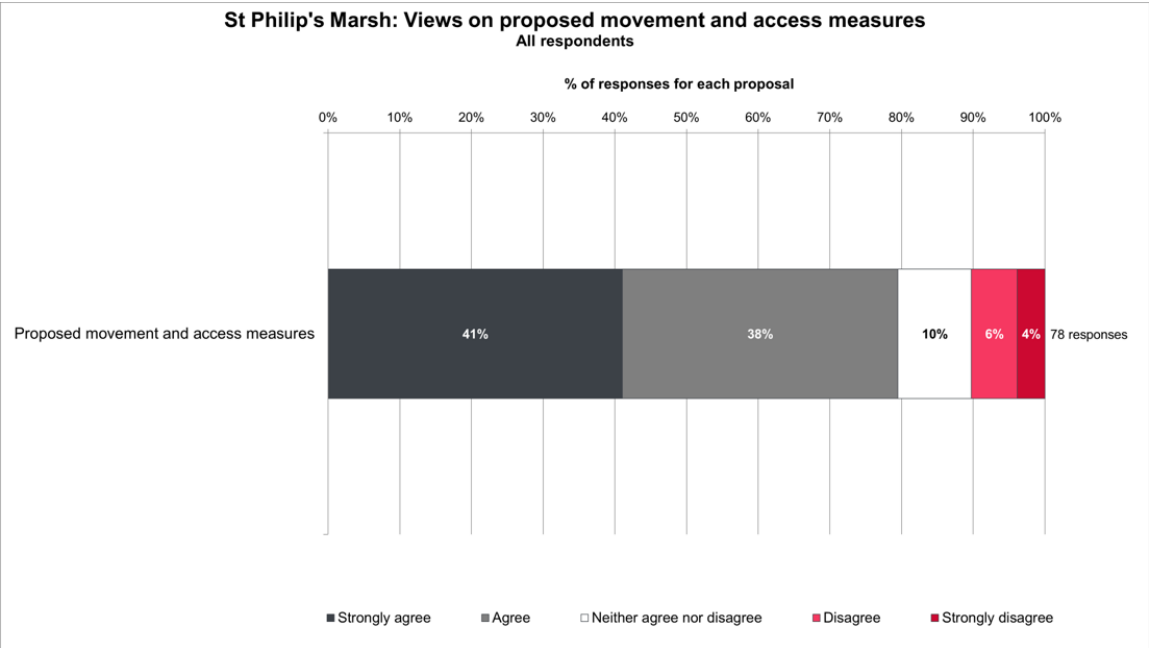
Key Themes – Land Use considerations

- When considering land use there was broad agreement to all identified considerations: 83% evening & night-time, 79% providing a variety of accommodation, 77% re-use of existing buildings.
- 'Optimising density' received lower agreement - 55% agreeing, and 29% disagreeing
- There was also less agreement (39%) with 'pop up animation' with 43% of people saying they neither agreed nor disagreed.

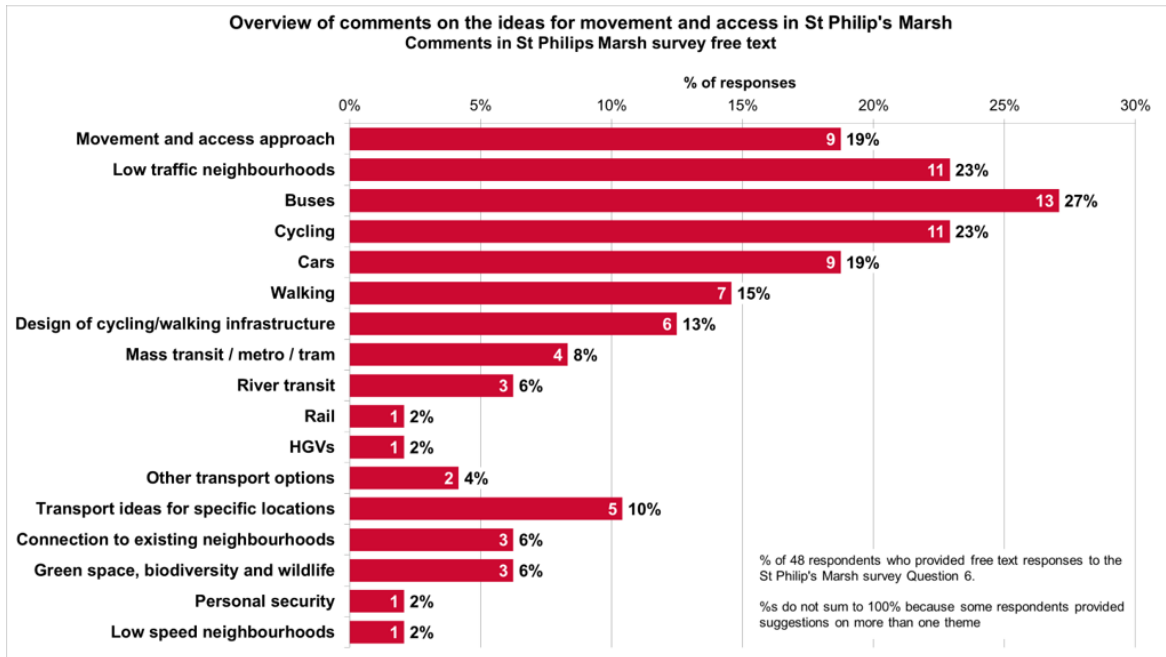


Key Themes – Movement and Access

Respondents were asked to what extent they agreed with the range of movement and access measures in the consultation. 79% agreed.



Respondents were asked for any comments. The table below identifies the themes that were mentioned. More information can be found in Appendix D.



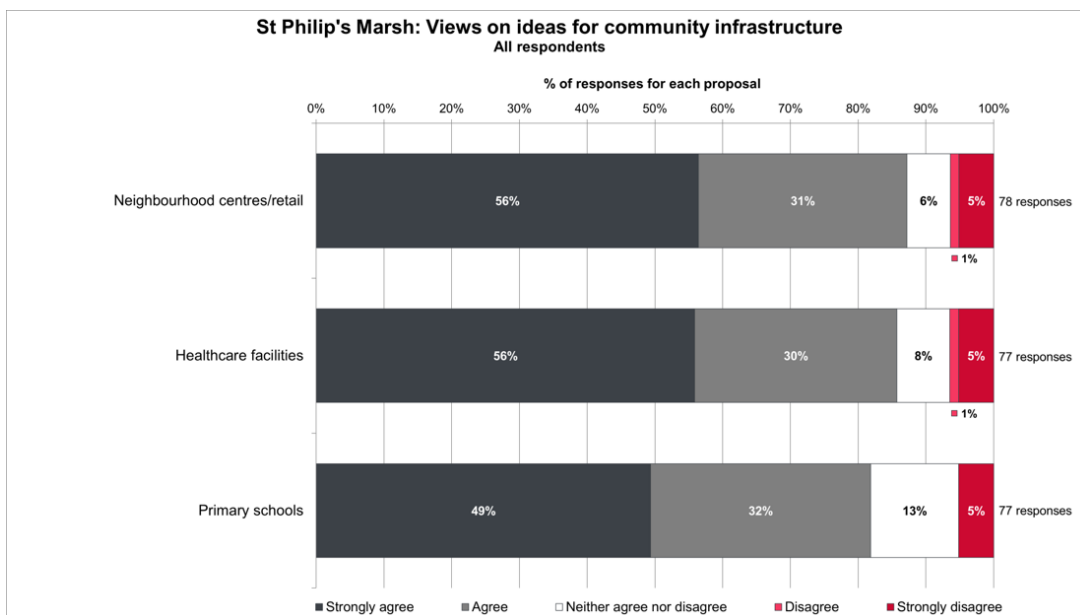
Within the above themes a number of comments came up more frequently as follows:

- Low traffic neighbourhoods/no car (12)
- Prioritise cycling (10)
- Comments in general support (6)
- Prioritise walking (6)
- Existing and new bus routes should serve the St. Philip's Marsh neighbourhood (6)

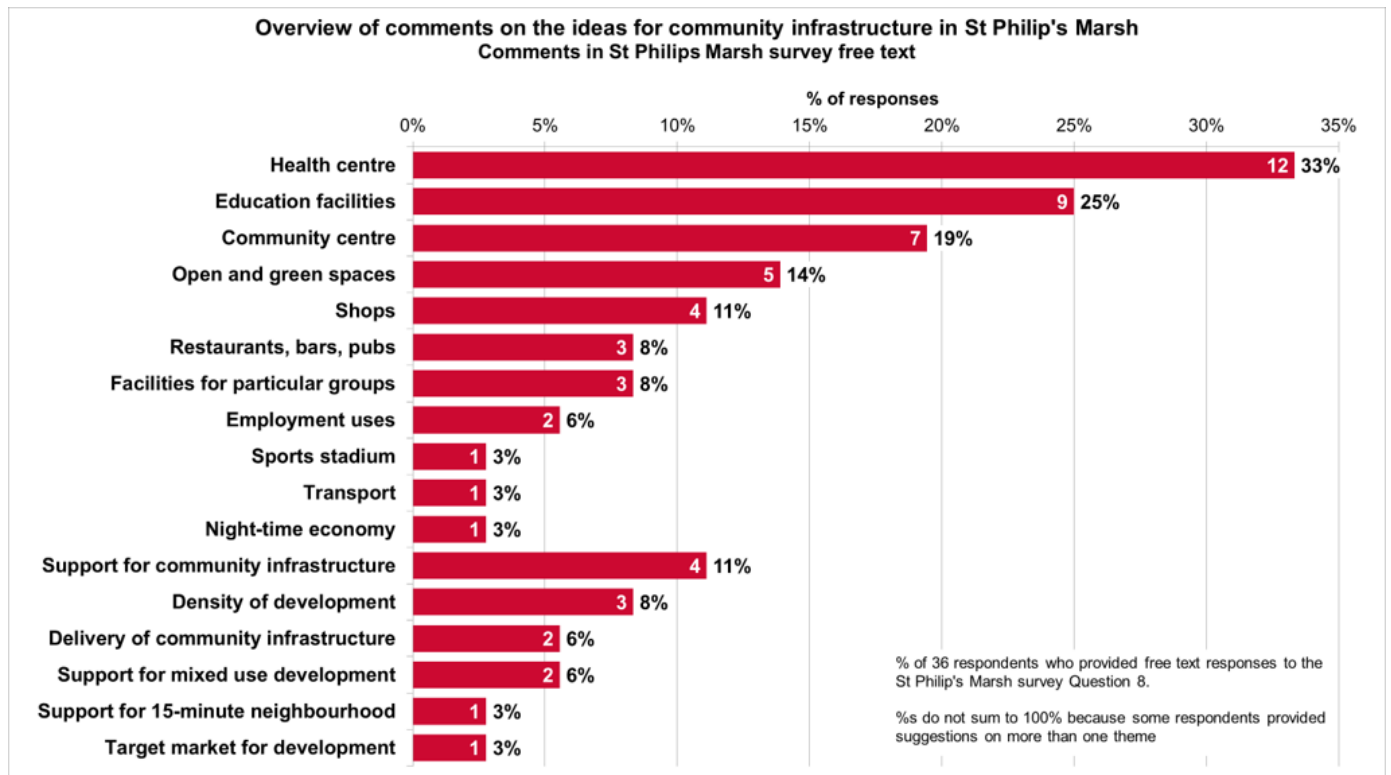
A more detailed breakdown of these comments is available in Appendix D.

Key Themes – Community Infrastructure

Respondents were asked to what extent they agreed with ideas for community infrastructure. 87% agreed with neighbourhood centres, 86% healthcare, 81% primary schools.



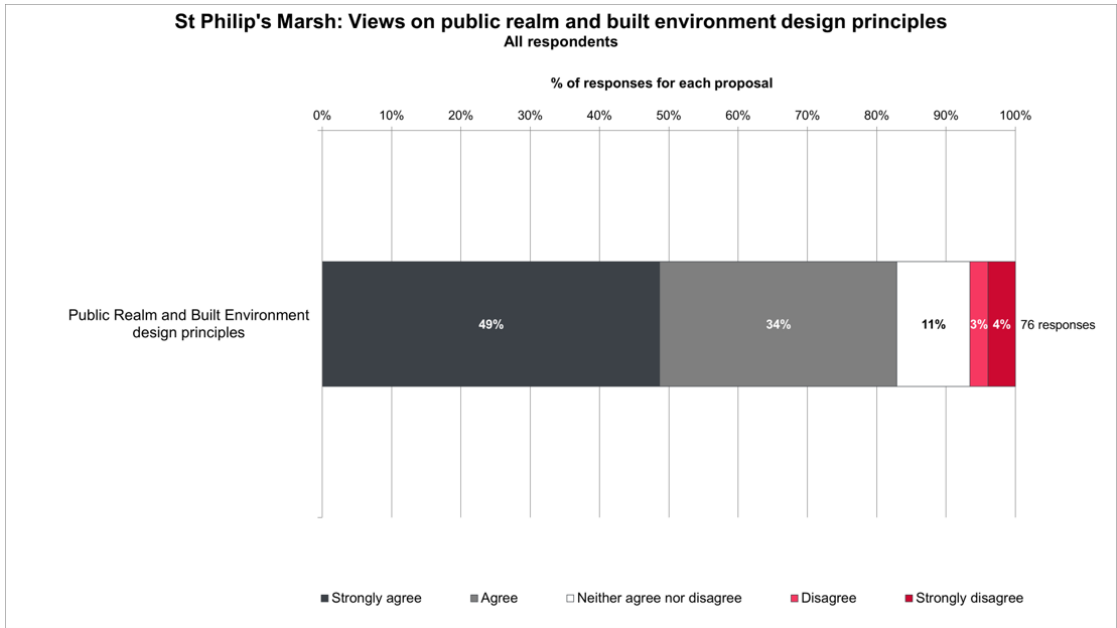
Respondents were asked for any comments on the ideas for community infrastructure. The table below identified the themes that were mentioned. More information can be found in Appendix D.



Key Themes – Public Realm and built environment

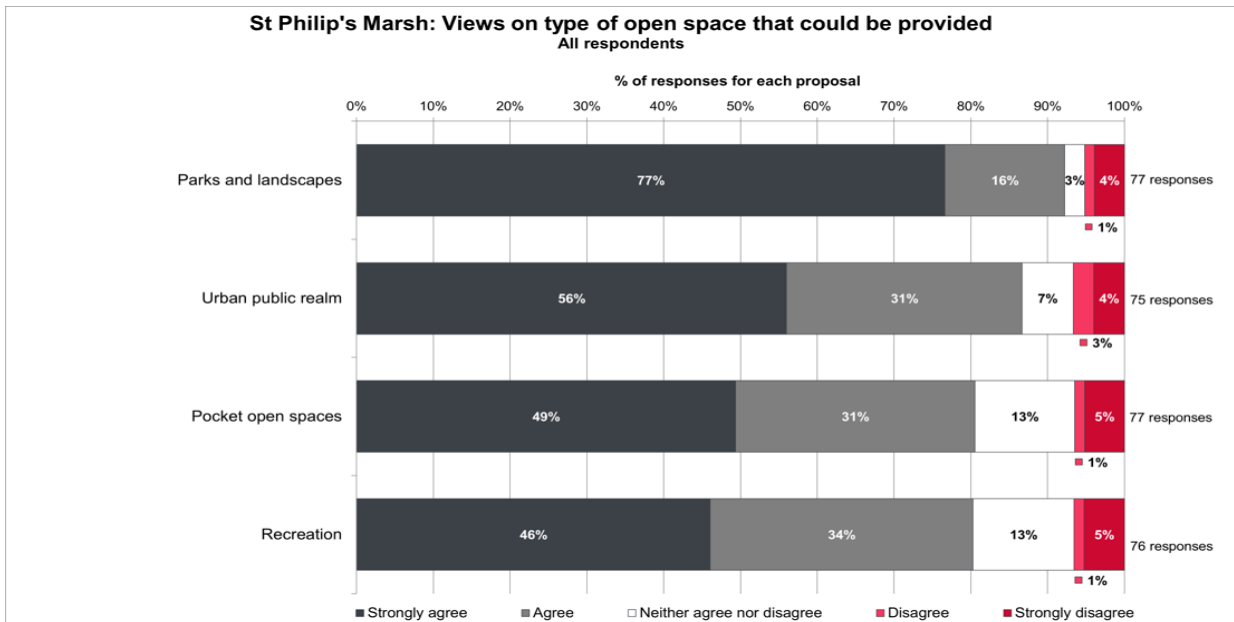
Respondents were asked to what extent they agreed with the public realm and built environment design principles:

83% agreed with the design principles



Respondents were then asked to what extent they agreed with ideas for the types of open space. There was the following level of agreement:

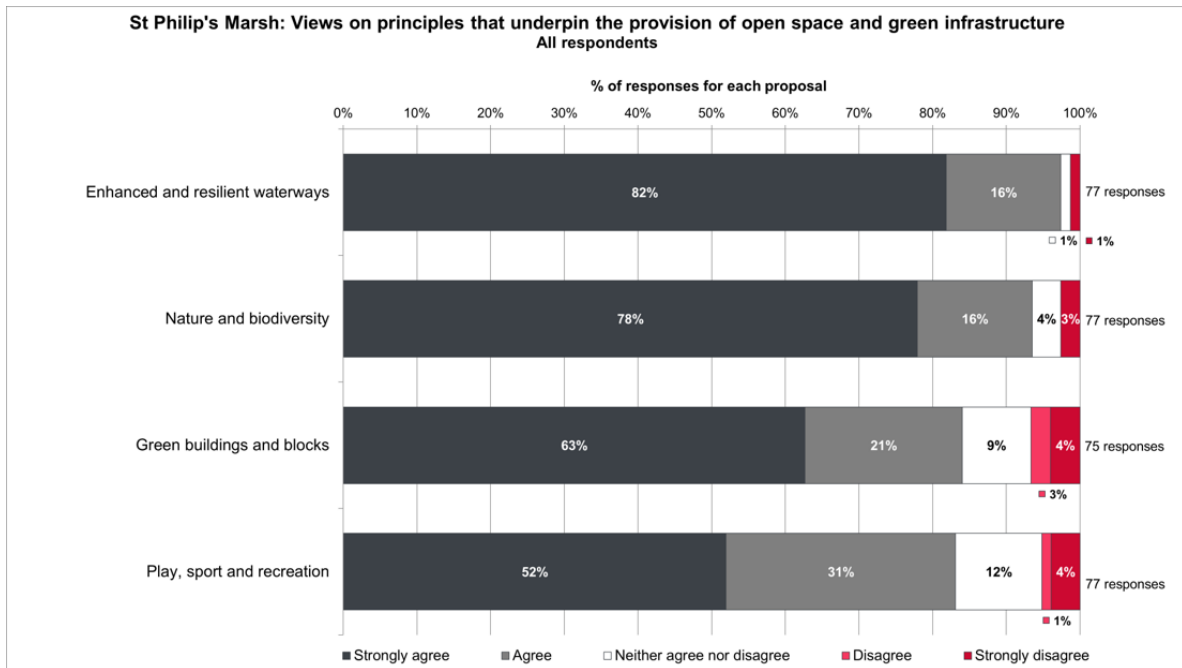
- Parks and landscapes 93%
- Pocket open spaces 80%
- Urban public realm 87%
- Recreation 83%



Key Theme – Open space and green infrastructure

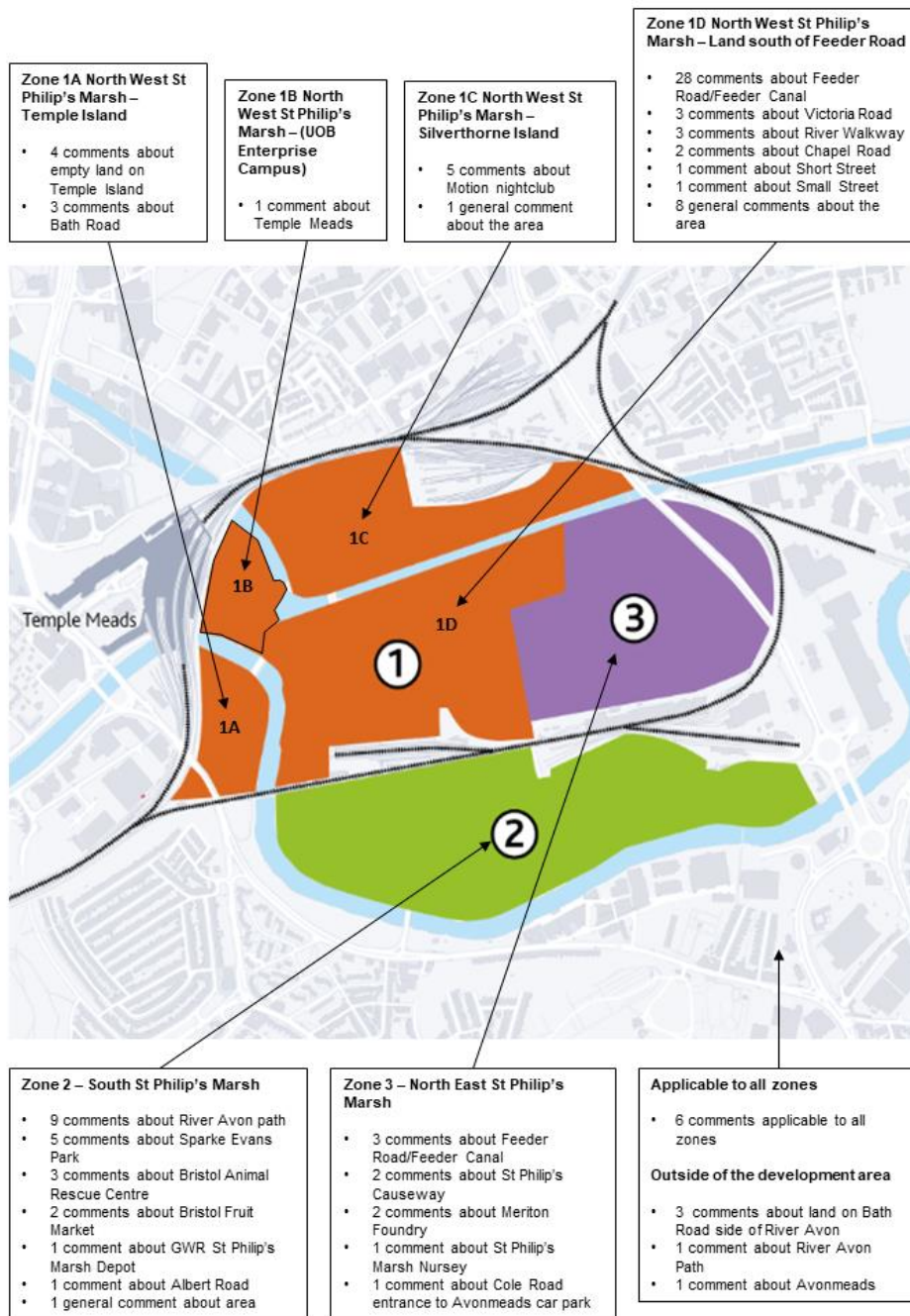
Agreement with principles that underpin the provision of open space and green infrastructure:

- Enhanced and resilient waterways 98%
- Nature and biodiversity 94%
- Green buildings and blocks 84%
- Play, sport and recreation 83%



[Interactive map responses](#)

Respondents were asked to put comments on an interactive map. They were asked to tell us about 'anything that's important to you now' and 'anything that's important to you in the future'. The image below shows which area comments were made about.



Ideas Board

Respondents could add ideas for public realm, green spaces and community facilities and other people could like those comments:

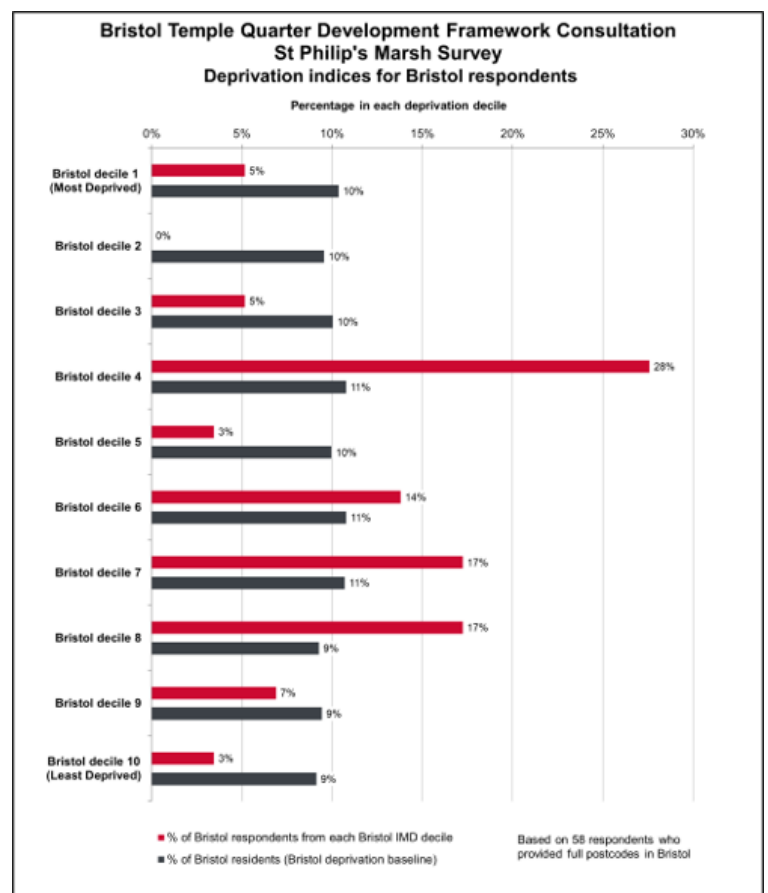
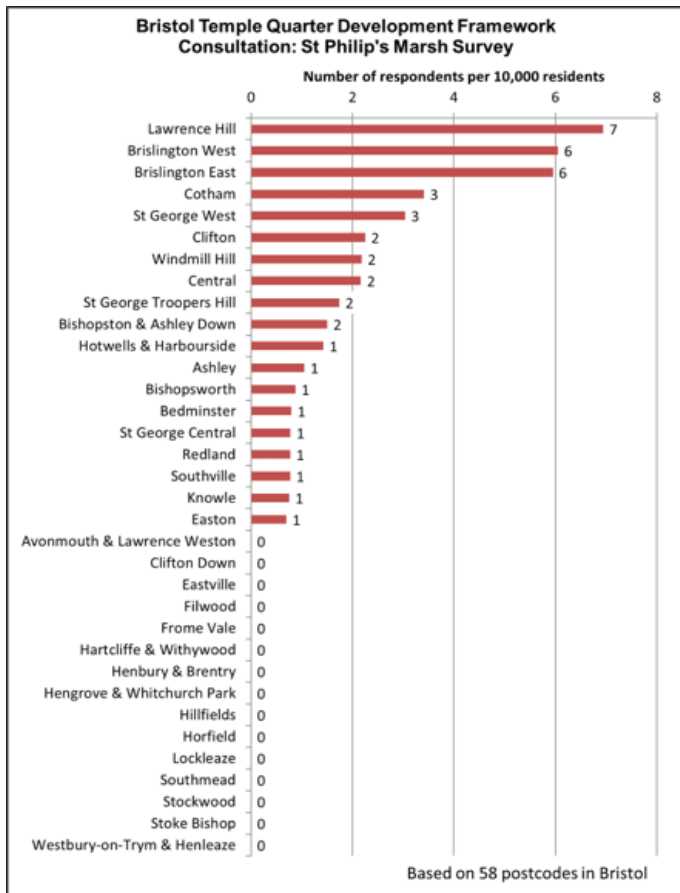
These included:

- Keep wilder parts of nature as it is
- Area name signs
- Skateboarding facilities
- Mid-scale culture venue

- Enhanced blue space
- An amphitheatre
- Create a history walking trail
- Retain a space for outdoor fruit/veg/meat market
- Affordable community spaces to rent
- A balanced mix if open, planted space, environmentally friendly buildings

Postcode analysis of those responding to the St Philip's Marsh survey

The largest number of respondents to the St Philip's Marsh survey were from Lawrence Hill, Brislington West and Brislington East wards.



Summary of results – written submissions

There were 40 written submissions received via email or by post. This includes submissions from individuals, developers, landowners, transport groups, businesses, and organisations including Natural England, Historic England, Sustrans, Environment Agency, University of Bristol and Bristol Older People's Forum. It also includes submissions made using the Easy Read survey.

The most common themes were as follows:

Housing

- Who new housing would be built for, and whether it would be for local people.
- Types of housing – comments on three- and four-bedroom homes needed for families.
- Mixed views on hi-rise:

- Some people think around Temple Meads station hi-rise is appropriate
- Others concerned about anti-social behaviour in hi-rise
- Others don't like or want tall buildings.
- Questions asked about what the proportion of affordable homes will be and what does affordable mean. Comments also raised that more social housing is needed.
- Design matters – comments about how good design helps to provide a good area and build communities, and new buildings should fit in with historic context.

Student accommodation

- Concern from some residents and businesses about the amount of student housing either being built or proposed.
- Other respondents responded to say that the Development Framework and the draft Local Plan don't take account of the growth in student numbers and need for more purpose-built student accommodation.

Transport

Buses

- Some respondents questioned how the proposals at the Friary would work. Participants are also worried about distance from station – should be as close as possible due to accessibility concerns, fear of change and some passengers not knowing where they are.
- Some people want more buses in this location to avoid confusion and make it easier to move around the city, creating more of a hub.
- A covered walkway to bus stops at the Friary was also suggested.

Parking and dropping off

- Mixed views were expressed.
- Some level of concern about Temple Back East as a proposed drop-off location being too far from the station. Queries also raised as to how drop off loop and parking changes would affect workers at Temple Quay.
- Accessibility groups want clarity on where disabled parking will be included and specifically where at Station Approach.

Travel routes

- Better and more direct transport options from other parts of the city to and from station are needed, particularly in relation to bus, cycling and walking connectivity.
- Strong support for a more legible movement network, particularly in St Philip's Marsh and into areas adjacent communities.
- More detail on pedestrian routes in the regeneration area is needed.

Cycling and pedestrian infrastructure

- This came through very strongly particularly at Temple Way, Temple Gate and to and through the station. Connections with other areas was also a significant theme, as were safe routes for cyclists, and safe and secure bike parking.
- Cycling should be LTN1/20 compliant.
- Prioritisation of walking and cycling needs to be stronger to move away from a car-centric model.
- Pedestrian connectivity should be baked-in to the Framework to all areas of the city, not just the north, as some respondents felt is currently the case in the document.

Businesses/jobs

- Businesses employ local people – those people may not go with the businesses if they move.

- Support for new businesses including start-ups.
- Questions were asked as to who the jobs will be for and what kind of jobs they will be.
- Local people want access to good jobs not just the construction type jobs.
- Support for existing businesses and blue-collar businesses – questions around how we support people who might need to move.
- Affordable retail and food and drink outlets are needed around Temple Quarter. Local and independent retailers and food outlets should be part of the offer at the station and elsewhere as well.

Station improvements

- Passenger facilities need to be 24-hour to improve services and safety.
- Supportive comments about public realm improvements and making better use of the Midland Shed for improved and new passenger facilities.
- Design of public realm around Temple Meads is crucial to creating an accessible, pleasant place for people.
- Pedestrianisation of Station Approach was broadly welcomed.

Accessibility in and around Temple Meads Station

- In broad terms concerns on how people move between different modes of travel and the legibility of Temple Meads station.
- Information, wayfinding and navigation - how do you ensure this is accessible - within the station and outside.
- Proposals should take into account mobility and more hidden disabilities – for example, deaf people and autistic people might fear change and there needs to be active support and help particularly to relay changes including navigators, visual and audio signposting.
- Improve accessibility for those walking and cycling - clear, signed routes without obstacles.
- Level access – pedestrian routes should be step-free.
- Facilities such as toilets should be easily available and accessible.
- Proposed drop off at Temple Gate East potentially too far for those with mobility issues including older people.
- The affordability of cafes/restaurants/outlets at Temple Meads station was raised.
- Development should take an age friendly approach to ensure older people are considered in all aspects of the design, including travel routes and design of bus, taxi and cycle infrastructure.

Community infrastructure/community

- Strong support for community infrastructure and spaces, including the features already set down in the framework, particularly around St Philip's Marsh.
- GP surgeries, dentists and schools need to be considered.
- Midland shed, Friary should be places to spend time without spending money.
- Support for strong connection to areas adjacent communities, building on those communities rather than creating a new community.
- Need for space for children and young people. Should be considered in development plans.
- Facilities should include spaces that are free to use, and that are fully accessible to everyone. Creative and cultural spaces, including space for cultural needs such as places to pray, community centres.

Green spaces/green infrastructure/blue infrastructure

- Respondents were very supportive of this, but many asked for greenspace to be given more prominence in the Framework.

- Calls for larger green space in St Philip's Marsh, others calling for green space near Temple Meads
- Biodiversity net gain should be a higher priority.
- Green infrastructure should be embedded throughout and connected.
- There was high support for the River Avon Trail and Feeder Canal, as well as for upgrades including walking/cycling routes and lighting for public safety.
- There was a call for a greater role of water and waterways, including to invest in and protect the Feeder Canal path and River Avon riverside walk.
- Create a network of blue spaces integrated into developments to benefit health and wellbeing and give space for nature.
- Pocket parks and greening of spaces should be considered alongside larger greenspaces.
- Greenspaces must be accessible to all, not just certain tenants.
- National Green Infrastructure standards should be used and applied to the regeneration area.

Building and design

- Development Framework does not mention height. Some respondents felt this made it difficult to comment on scenarios and assess suitable locations for tall buildings. Height is also in the 2016 Temple Quarter Spatial Framework, and it is unclear which takes precedence.
- St Philip's Marsh more like masterplan with the level of detail, for example the building blocks, as a result some things feel too set.
- Active frontages should be encouraged, not just for building receptions.
- High quality materials should be used throughout.
- Southern Gateway design needs to be high quality given its prominent location.

Guiding principles

- Equality, diversity, inclusion, health and wellbeing, affordability and building community are largely missing from the guiding principles. Need to feature more strongly.
- More detail should be published on each principle as to what it means in this context

Flooding

- Mentioned by many.
- There were questions as to why the Bristol Avon Flood Strategy, Temple Quarter Development Framework and draft Local Plan review are not more aligned.
- Some questioned some of the proposals within the Framework due to flood risk categories.
- Any proposals coming forward need to remedy any issues already identified, and flood resilience needs to be built in from the outset.
- Flood resilience should be funded, at least partially, by developers, not just the public sector. This should be referenced in the Framework.
- Consideration should be given to natural flood management techniques.

St Philip's Marsh

- Current employment uses are successful, and it is an attractive place for local people to come to work.
- Development Framework proposals currently inconsistent with the draft Local Plan – need for consistency in order to meet aspirations.

- Challenge of managing placemaking alongside infrastructure already there, for example the railway depot.

Policies and clarification

- Should be much stronger on how policies and strategies relate to each other, such as the Temple Quarter Spatial Framework, draft Temple Quarter Development Framework, and the draft Local Plan.
- Policy H7 of the draft Local Plan relating to student housing. Queries raised on the suitability of the current policy.
- How the framework fits with the Urban Living SPD.
- Local Plan - flooding and designation of land.
- Clarification on policies related to district heating and parking, affordable housing, and build to rent that are already in place across Bristol and how they related to the draft Development Framework.
- How the draft Framework aligns with the Bristol Avon Flood Strategy.
- The existing Temple Quarter Spatial Framework has height/density guides in it – why was height and density not included in the draft Development Framework.

Summary of results – Creative Engagement

The draft Temple Quarter Development Framework is a large, detailed document. We knew that this was likely to be difficult to engage with for some people. To give an alternative, more accessible route into the consultation, we delivered three creative commissions that offered different creative ways for people to give feedback on proposals.

The three successful creative organisations and artists were selected through a competitive application process, which included a written application followed by an interview.

A full write-up of the three creative engagement commissions can be found online. Themes of feedback received during these commissions are included in the summaries above.

Commission 1

Commission 1 aimed to activate and support consultation events being run by the Temple Quarter Joint Delivery Team during the consultation. The commission was awarded to Play:Disrupt, creative public engagement and consultation specialists with a background in play and participatory arts. Play:Disrupt delivered drop-in events at Sparke Evans Park, Totterdown Tesco, Temple Quay, Redcliffe Hill, the Dings Park and Easton Community Centre. Separately, they helped facilitate a bespoke workshop with the Centre for Deaf and Hard of Hearing.

Play:Disrupt developed different activities to enable people to engage with the themes and ideas within the draft Development Framework and draw out their ideas and hopes for the future. A summary of these activities is included in Appendix E. The drop-in events were run jointly with the Temple Quarter team, enabling visitors to either engage in the playful Play:Disrupt activities, or have a more detailed conversation with one of the project staff on hand.

Overview of Commission 1 engagement:

- Redcliffe Hill. Thursday 26th January 2pm-5pm. Approx 30 participants
 - Walking commuters, adults (young and old), local residents
- The Dings Park, Saturday 11th February 11am-2pm. Approx 20 participants

- Young professionals, local residents, younger adults, children in park
- Sparke Evans Park, Tuesday 14th February 2.30pm-5.30pm. Approx 35 participants
 - Walking commuters, families, children, older people, local residents
- Easton Community Centre, Thursday 16th February 4pm-6pm. Approx 35 participants
 - Children, third sector organisation representatives, local residents
- Totterdown Tesco, Wednesday 22nd February 3pm-6pm. Approx 40 participants
 - Walking commuters, older and younger people
- The Friary, Thursday 23rd February 12pm-3pm. Approx 30 participants
 - Professionals working locally, aged 20-40, commuters
- Session for the Centre for Deaf and Hard of Hearing, Monday 27th February 11am-1pm. Six participants
 - Mix of ages, mostly over 50 years

Commission 2

Commission 2 was a place-based commission, aimed at reaching the community in Barton Hill, an area immediately adjacent to the Temple Quarter area, and one that often has a lower response rate to formal consultations. In Bristol Studio and Studio Meraki were selected for this commission.

In Bristol Studio has been based on Barton Hill Trading estate for 16 years and is home to a number of socially engaged community arts organisations, including Studio Meraki. Studio Meraki was set up in 2016 to help build stronger communities by using creativity as a tool to connect, up-skill and empower.

In Bristol Studio and Studio Meraki devised a series of events which were delivered at locations in Barton Hill (In Bristol Studio, Wellspring Settlement, St Luke's Church keep warm cafe). Each event consisted of:

- Sharing information about the Temple Quarter Development Framework
- A creative activity (ceramic candle stick making, print making)
- Discussion about St Philip's Marsh and the Temple Quarter development
- Engagement worksheet to collect responses from participants

Overview of Commission 2 engagement:

- Women's event, ceramic making at In Bristol Studio. Wednesday 15th February. 13 participants
- Women's event, ceramic making at In Bristol Studio. Wednesday 22nd February. 14 participants
- St Luke's Church, Keep warm cafe lunch. Wednesday 1st March. 7 participants
- Wellspring art group, Wednesday 1st March. 6 participants
- Family fun day at In Bristol Studio. Saturday 25th February. 11 participants

[Read the full report of Commissions 1 & 2 online.](#)

Commission 3

Commission 3 aimed to reach young people in and around the Temple Quarter area. This group was chosen because Temple Quarter is a long-term project that will continue for many years. Today's young people will be affected by the change, and yet traditionally do not engage with consultations.

Artists Jo Chalkblack, Anna Haydock Wilson and John O Connor, alongside Red Isaac from The Means, a placemaking consultancy, were commissioned to deliver this process. The team worked

closely with a core group of 27 students from Screenology filmmaking school, based in St Philip's Marsh, for a period of a month. The students were tasked with creating a film which explored the future of St Philip's Marsh from a young person's perspective.

The project engaged a total of 206 people. This included young people from a variety of demographics and differing social economic backgrounds, including young people from Black, Asian and minority ethnic groups. The project engaged with people living across the regeneration area, as well as in the St Paul's, Easton and Lawrence Hill areas of the city.

Engagement took place with a number of groups, including City of Bristol College, Bristol Horn Youth Concern, former residents, and 22 local businesses.

The output of Commission 3 was a series of six films, produced by the Screenology students, exploring the future of St Philip's Marsh through their eyes. The films were screened at a celebration event on 8 March that marked the end of the consultation period and gave people an opportunity to watch the films and meet the students. 86 people attended the final event.

[Read a full write up of Commission 3 online.](#)

Summary of results – feedback from events and stakeholder meetings

27 events and stakeholder meetings were held during the consultation period. In many cases, similar issues were raised to those in the submissions above. The following featured more prominently:

Housing

- Many questions about who the housing would be for and what kind of homes they would be.
- There is a need for housing for local people that is affordable for them.
- Concern about amount and location of student housing.
- Homes are needed, not just apartments.
- Mixed views on hi-rise:
 - Some people think around Temple Meads Station hi-rise is appropriate
 - Others concerned about anti-social behaviour in hi-rise
 - Others don't like or want tall buildings.

Jobs

- There should be jobs for local people that are long term, not just during construction.

Accessibility

- Importance of accessible spaces.
- Importance of information for those who are deaf or autistic for example, where change can be difficult.
- Concern over convenient modes of transport and how far transport such as bus stops will be from the station.
- Importance of wayfinding.
- Temple Back East drop off is a long way from the station.
- Access needs to be considered throughout the design process.
- Pedestrian routes should be step-free.

Facilities

- Public toilets should be included in any plans.

- Need for spaces for children and young families inside Temple Meads station.
- Midland Shed a key opportunity for community spaces, such as a faith room, toilets, places to get food and drink, cycle hub.

Flooding

- How will flood infrastructure be funded – will the private sector be asked to contribute

Transport/travel

- How the bus interchange will work in practice and connectivity to other services in the city.
- Proposed bus interchange seen as too far and detached from the station.
- Bus interchange should have covered shelters and places to wait.
- Concern about modal conflict and general congestion at the back of the station. Modal hierarchy should put pedestrians first, then cyclists.
- Parking should be at every entrance to avoid congestion.
- Cycle access from the south is difficult and needs to be considered in new designs.

Taxis

- Both hackneys and private hires should be able to pick up at Station Approach.
- Concern that if private hire vehicles are picking up elsewhere, it will split passengers and mean less business.
- Not being able to turn right into Temple Meads, or into the Friary off Temple Way is potentially a significant issue.
- Concern about length of time that there will be disruption from construction work.

Design

- Buildings should complement the station and each other.
- Active frontages should be included.
- Public realm should have greenery, be useable all year and flexible.
- Public realm is an opportunity for public art.
- Easy wayfinding is central to a well-designed space.
- Supportive of new development, but it needs to be well-designed and not hi-rise.

Conclusion

Noting the scale and likely impact of the regeneration programme, the consultation on the draft Temple Quarter Development Framework aimed to reach a broad range of communities and stakeholders from across Bristol. Taking a multi-faceted approach by using traditional and creative consultation approaches, we reached new audiences in new ways, giving them the opportunity to find out more about the project and to share their views in a variety of ways.

The response to the consultation and the vision for Temple Quarter within the draft Development Framework was broadly positive. As has been noted in this report, a significant amount of feedback was received across the range of consultation activities that took place. Some of this feedback has informed consideration of changes to aspects of the draft Development Framework. There was also a large amount of feedback received that was not directly related to the content of the draft Development Framework. This has been recorded and will be used to help to inform more detailed proposals for Temple Quarter as they are being developed.

Appendices

Appendix A

Overview of Development Framework and Guiding Principles survey Q2: Comments on the vision and guiding principles

74 free text responses from 134 responses to the Overview survey

Level 1 Theme	Level 2 Theme	Level 2 Totals
Guiding Principle 1: Integrated and connected	Better public transport links to/from the station should be a priority	9
Guiding Principle 1: Integrated and connected	Segregated, direct, and uninterrupted cycling & pedestrian routes are required as part of development	7
Guiding Principle 1: Integrated and connected	Neighbourhoods should be designed to be low or car free	6
Guiding Principle 1: Integrated and connected	Connectivity with other areas of Bristol is important	5
Guiding Principle 1: Integrated and connected	Development should still cater for car use to be inclusive for all	3
Guiding Principle 1: Integrated and connected	Active travel infrastructure improvements are important	3
Guiding Principle 1: Integrated and connected	Concerned about management of congestion	2
Guiding Principle 1: Integrated and connected	Pedestrian access is a priority	2
Guiding Principle 1: Integrated and connected	Parking for workers in area is required	1
Guiding Principle 1: Integrated and connected	Bristol is currently failing as a green pioneer, contrary to how it is described in principle 1	1
Guiding Principle 1: Integrated and connected	Riverside path from Sparke Evans Park to Cattle Market Road is unlit and too narrow for the pedestrian and cycle traffic it could take	1
Guiding Principle 1: Integrated and connected	Concerned about safety on Riverside walking approach	1
Guiding Principle 1: Integrated and connected	Drone transport facilities should be considered	1
Guiding Principle 2: Inclusive economic growth	Economic growth is the wrong focus and more weight should be given to producing community value	3
Guiding Principle 2: Inclusive economic growth	Extra restaurants/cafes should be included in plans	2
Guiding Principle 2: Inclusive economic growth	Concerned about viability of light industry and manufacturing jobs within development area	2
Guiding Principle 2: Inclusive economic growth	Retain existing businesses in the area	2
Guiding Principle 2: Inclusive economic growth	Additional shops at the station would be welcomed	1
Guiding Principle 2: Inclusive economic growth	Economic growth and job creation is important for the development	1
Guiding Principle 2: Inclusive economic growth	A range of employments such as independent and family owned needed to compliment new creative businesses	1

Level 1 Theme	Level 2 Theme	Level 2 Totals
Guiding Principle 2: Inclusive economic growth	New retail in the area will negatively affect Broadmead shopping centre	1
Guiding Principle 2: Inclusive economic growth	Commercial units are important for fuelling creativity	1
Guiding Principle 2: Inclusive economic growth	Update wording at section 2.3.7 under 'BTQEZ key sites' and under 'Spatial Framework' on page 28, under the 'land use' thematic layer under section 4.2.4 on page 86 and within the guiding principles section 3.4 set out on page 74 to clarify if development on the final plots at Glassfields could encompass either 100% employment or 100% residential development, or a mix of uses, to be assessed through the planning process based on appropriate evidence	1
Guiding Principle 3: Quality places	Would like to see a higher proportion of genuinely affordable housing included in development	9
Guiding Principle 3: Quality places	Would like to see a higher proportion of social housing included in development	4
Guiding Principle 3: Quality places	Height of developments should be limited	3
Guiding Principle 3: Quality places	Architectural quality of buildings is important	3
Guiding Principle 3: Quality places	Housing should be prioritised for locals / concern will become commuter community	2
Guiding Principle 3: Quality places	Creating housing should be prioritised over creating jobs and commercial space	2
Guiding Principle 3: Quality places	Buildings and streets should be developed in a style that represents Bristol and its character	2
Guiding Principle 3: Quality places	Accessible accommodation should be included in development	1
Guiding Principle 3: Quality places	Concerned about risk of flooding in the area	1
Guiding Principle 3: Quality places	Disappointed arena is not being built in area as originally planned	1
Guiding Principle 3: Quality places	Areas that are planned like this do not fit well with the existing landscape	1
Guiding Principle 3: Quality places	Update wording at section 2.3.7 under 'BTQEZ key sites' and under 'Spatial Framework' on page 28, under the 'land use' thematic layer under section 4.2.4 on page 86 and within the guiding principles section 3.4 set out on page 75 to clarify building heights and densities permissible for Glassfields	1
Guiding Principle 4: Quality spaces	Green spaces are a priority	6
Guiding Principle 4: Quality spaces	Would like to see a park created for public use	4
Guiding Principle 4: Quality spaces	Focus on creating public spaces	3

Level 1 Theme	Level 2 Theme	Level 2 Totals
Guiding Principle 4: Quality spaces	Encouraging & protecting wildlife should be a priority	2
Guiding Principle 4: Quality spaces	Sceptical whether principle can be achieved with high density of development	1
Guiding Principle 4: Quality spaces	Will there be opportunities for public art commissions in the plazas and parks?	1
Guiding Principle 4: Quality spaces	Use nature-based defences against floods	1
Guiding Principle 4: Quality spaces	Open up the waterfront spaces & develop blue infrastructure	1
Guiding Principle 4: Quality spaces	A commitment to measurable biodiversity, air quality, water cleanliness and tree canopy would be welcomed	1
Guiding Principle 5: Vibrant and creative communities	Accessible community facilities & spaces are needed for all ages, providing health and childcare and places to meet	4
Guiding Principle 5: Vibrant and creative communities	Every development must be fully accessible to all, with disabled parking, wheelchair access, changing places facilities, and accessible play facilities	2
Guiding Principle 5: Vibrant and creative communities	Provide health infrastructure (e.g. doctors, dentists, etc.)	2
Guiding Principle 5: Vibrant and creative communities	Guiding Principle 5 is more important than Guiding Principle 2	2
Guiding Principle 5: Vibrant and creative communities	How will the project ensure no-one gets left behind?	1
Guiding Principle 5: Vibrant and creative communities	'Creative' should include new quality cultural infrastructure such as theatre/ dance spaces	1
Guiding Principle 5: Vibrant and creative communities	There needs to be community activities and support for teenagers	1
Guiding Principle 5: Vibrant and creative communities	Include rehabilitation centres and clinics for those in crisis	1
Guiding Principle 5: Vibrant and creative communities	Involve disabled people's organisations in drawing up site plans	1
Guiding Principle 5: Vibrant and creative communities	Provide good public toilets	1
Guiding Principle 5: Vibrant and creative communities	Protect existing cultural centres within the development area	1
Guiding Principle 5: Vibrant and creative communities	Consideration must be given to how community support services can still operate in newly developed area	1
Guiding Principle 5: Vibrant and creative communities	Night-time spaces and entertainment is needed in the area	1
General Comments	Sceptical about principles being delivered	10
General Comments	Positive about the principles of development	9
General Comments	Principles are generic/ meaningless and hard to measure	6
General Comments	Principles are worded in such a way that they cannot be disagreed with	6
General Comments	How will outcomes be measured and will there be accountability if aims not completed	5

Level 1 Theme	Level 2 Theme	Level 2 Totals
General Comments	Involve all community in developing plans	1
General Comments	Concerned about disruption project will cause to local residents, including noise, pollution, and congestion.	1
General Comments	Update wording on section 2.3.7 under 'BTQEZ key sites' and under 'Spatial Framework' on page 28 and under the 'land use' thematic layer under section 4.2.4 on page 86 to clearly set out where there is divergence between the Development Framework & the Spatial Framework	1
General Comments	Would have liked better communication about the consultation and a longer time to comment.	1

Appendix B

Temple Quarter survey Q1: Do you have any comments about the masterplan?

82 free text responses from 115 responses to the Temple meads survey

Level 1 Theme	Level 2 Theme	Level 2 Totals
Temple Meads Station	Upgrades to Temple Meads are welcomed	6
Temple Meads Station	Preserve historic buildings & their fixtures and fittings as part of redevelopment	4
Temple Meads Station	Positive about new entrance designs	3
Temple Meads Station	The station redevelopment steps are inaccessible for passengers with luggage	1
Temple Meads Station	New glass canopy will need cleaning and maintaining (many birds pass over from beside the river)	1
Temple Meads Station	Designing the new platforms 0/1 for six cars is an oversight as many terminating trains are five, nine, or ten cars	1
Temple Meads Station	Positive about plans to restore tower spire	1
Station Approach	Buildings opposite the station are an eyesore (including the Holiday inn & Grosvenor	1
Station Approach	The masterplan doesn't provide pedestrian linkage between the arches beneath station approach ramp (inc Harts bakery) and the station approach square	1
Passenger Shed/Engine Shed	Build a Brunel/Temple Meads museum in the Passenger Shed	1
Southern Gateway	Multi-storey car park at Southern Gateway will be difficult to access for people coming from South Bristol	3
Southern Gateway	Multi-storey car park is in wrong location	2
Southern Gateway	Not convinced southern entrance makes up for the loss of parking elsewhere	1
Southern Gateway	Replace multi-story car park at Southern Gateway site with bicycle parking hub	1
Southern Gateway	Pedestrian link to main station is essential as current distance is too far between bus stops and drop off points	1
Southern Gateway	Positive about plans for new southern Entrance	1
Northern Entrance and Friary	More detail about development at Northern Friary needed, including type of units, what privacy there will be	2
Northern Entrance and Friary	The masterplan doesn't provide for frontage activation on Friary north side	1
Northern Entrance and Friary	Make this the new entrance for private cars and taxis	1
Northern Entrance and Friary	Buildings between The Friary and Midland Shed limit visibility of the buses from the station	1
Northern Entrance and Friary	Welcomes the changes at North (Friary) entrance	1

Level 1 Theme	Level 2 Theme	Level 2 Totals
Eastern Entrance	Proposed Eastern Entrance is not attractive	1
Community/ passenger facilities	Changing places facilities needed as part of new public toilets	2
Community/ passenger facilities	Inclusion of a first class lounge is unnecessary	2
Community/ passenger facilities	Positive about inclusion of first class lounge	1
Community/ passenger facilities	Positive about new shopping options on station approach	1
Community/ passenger facilities	Some meeting rooms in the Midland Shed would be useful	1
Community/ passenger facilities	Not enough places to sit inside station	1
Community/ passenger facilities	Free toilets on the ticket paid side	1
Community/ passenger facilities	Would be great if Temple Meads had a quiet space for those that need it	1
Community/ passenger facilities	Needs bigger and nicer waiting rooms & eating facilities, for those waiting between train connections	1
Community/ passenger facilities	Retain Harts bakery	1
Convenient interchange with access modes	Convenient access to bus stops close to station entrances	8
Convenient interchange with access modes	A covered link from the midland shed to the bus stops would be useful	2
Convenient interchange with access modes	More bus shelter capacity is needed	1
Convenient interchange with access modes	Provide live train/bus information at bus stops	1
Convenient interchange with access modes	Secure cycle parking is needed	5
Convenient interchange with access modes	The private hire drop off location is too far away from station	1
Convenient interchange with access modes	Masterplan does not have information about taxis	1
Convenient interchange with access modes	Taxis clutter the station approach and should be moved elsewhere	1
Convenient interchange with access modes	Taxi availability at station essential for disabled people	1
Convenient interchange with access modes	Disabled parking must be close to the station (proposed multistorey car park will be too far)	1
Convenient interchange with access modes	The interchange outside station must be accessible for private cars (for disabled people)	1
Convenient interchange with access modes	Inadequate allowance for disabled movement	1
Convenient interchange with access modes	Trams should be part of plans rather than buses	1

Level 1 Theme	Level 2 Theme	Level 2 Totals
Convenient interchange with access modes	The master plan does not show the potential for the next generation in public transport (eg metro)	1
Convenient interchange with access modes	More detail needed about Ferry service and its future role/frequency	1
Convenient interchange with access modes	Safe, convenient cycle routes	6
Convenient interchange with access modes	Safe, convenient walking routes	1
Convenient interchange with access modes	Concerned about disruption that moving car park & pick-up/drop-off points will cause	1
Specific recommendations for routes / services to Temple Meads	Better & direct public transport options to/from the station are required from other parts of the city	9
Specific recommendations for routes / services to Temple Meads	Southbound right turn from Temple Gate into Redcliffe Way not provided for in movement plan which creates an inefficient route for airport flyer bus	3
Specific recommendations for routes / services to Temple Meads	Better bus services from St Annes along Feeder Road to the new Eastern entrance	1
Specific recommendations for routes / services to Temple Meads	Improve the cycle routes on Temple Way	3
Specific recommendations for routes / services to Temple Meads	Improve the pedestrian & cycle crossing and routes on Temple Gate	2
Specific recommendations for routes / services to Temple Meads	Improve cycle routes to Victoria Street	2
Specific recommendations for routes / services to Temple Meads	No mention of pedestrian & cycle infrastructure on Bath Road from Bath Bridges to the Three Lamps Junction	2
Specific recommendations for routes / services to Temple Meads	Concern about ability to accommodate cycle lane and bus route on Cattle Market Road	1
Specific recommendations for routes / services to Temple Meads	In favour of proposed cycle and pedestrian bridge to the South Entrance	1
Specific recommendations for routes / services to Temple Meads	Improve cycle routes to Bedminster	1
Specific recommendations for routes / services to Temple Meads	Concern about increase in travel time for drivers using A4 & A37 to commute in/out of Bristol	1
Prioritising specific travel modes / reducing conflict between modes	Reduce cars in the area and replace with less damaging forms of transport	5

Level 1 Theme	Level 2 Theme	Level 2 Totals
Prioritising specific travel modes / reducing conflict between modes	Would like to see the station approach vehicle free	1
Prioritising specific travel modes / reducing conflict between modes	Cycle routes should be segregated from motor traffic	4
Prioritising specific travel modes / reducing conflict between modes	Avoid pedestrian / cycle shared use	4
Prioritising specific travel modes / reducing conflict between modes	Active travel is important for tackling climate change	1
Green open space/ plaza /square	Square in front of station is lacking features, including trees, greenery, and benches	4
Green open space/ plaza /square	More planting needed than what is suggested in images	4
Green open space/ plaza /square	Provide spaces for young people within the designs e.g. skatepark, graffiti wall	1
Green open space/ plaza /square	Features should be built into buildings that provide for wildlife such as birds and bats.	1
Green open space/ plaza /square	Stepped garden proposals are not accessible to all	1
Green open space/ plaza /square	Important that public spaces remain public	1
Green open space/ plaza /square	Space in front of Temple Meads needs to be usable by people as a place to gather	1
Economy/jobs	Prioritise industry near station that will benefit from access to rail network and London	1
Economy/jobs	Opportunity for an entertainment district that people can access by train and local public transport	1
Economy/jobs	Retain existing businesses in the area (loko club, nursery, etc)	1
Economy/jobs	Creative & unique businesses that represent Bristol's character should be encouraged near station	1
Supports the masterplan	Supports the masterplan	32
Other comments about the masterplan	Needs more information on percentages of retail, business and housing	1
Other comments about the masterplan	No mention of or opportunity to comment on height of buildings / don't build tall	2
Other comments about the masterplan	Concerned that scale of the project will cause severe disruption	1
Other comments about the masterplan	Artists' impressions do not show a lot of the proposed developments	1
Other comments about the masterplan	Not enough clear proposals on how to achieve aspirations	1
Other comments about the masterplan	Survey is too long & complicated	1

Temple Quarter survey Q2: Reasons for preferred station access

101 free text responses from 115 responses to the Temple meads survey

Level 1	Level 2	Level 2 Totals
Most pleasant entrance / exit / approach	Most pleasant entrance / exit / approach	2
Most convenient / closest to where I live	Most convenient / closest to where I live - travel mode not specified	32
Most convenient / closest to where I live	Most convenient / closest to where I live - walking/cycling	8
Most convenient / closest to where I work	Most convenient / closest to where I work - travel mode not specified	1
Most convenient / closest to where I work	Most convenient / closest to where I work - walking/cycling	3
Most convenient / closest to other destination	Most convenient / closest to other destination - travel mode not specified	11
Most convenient / closest to other destination	Most convenient / closest to other destination - by car	1
Most convenient / closest to other destination	Most convenient / closest to other destination - by bus/taxi	1
Most convenient / closest to other destination	Most convenient / closest to other destination -walking/cycling	7
Convenient interchange with access modes	Avoids walking or cycling along busy / complicated roads (safer)	5
Convenient interchange with access modes	Closest to bus stops	5
Convenient interchange with access modes	Shortest walk to from the trains	3
Convenient interchange with access modes	Easiest route for mobility impaired users	2
Convenient interchange with access modes	Closest to parking	2
Convenient interchange with access modes	Entrance used depends on provision / location of enough secure cycle parking	2
Convenient interchange with access modes	Use of Southern Entrance dependent on easy access by multiple travel modes	2
Convenient interchange with access modes	Simpler access by car, avoiding traffic	1
Convenient interchange with access modes	Eastern entrance at subway level is convenient for cycle users	1
Preferred entrance varies	Use different entrances depending on where coming from	11
Preferred entrance varies	Use different entrances depending on mode of transport	6
Preferred entrance varies	Travel mode and/or entrance may change when station and surrounding land uses are improved	5
Preferred entrance varies	Use all entrances for various reasons	3
Other reason	Not yet sure which entrance(s)	2
Other reason	Does not know where other entrances are	2

Other reason	Habit	1
Other reason	Access to public open space	1
Other comments about access to the station	Driving is the quickest and safest option	1
Other comments about access to the station	There is no good bus service to the station from my area	1
Other comments about access to the station	Need to widen cycle/pedestrian footway on A4 bridge	1
Other comments about access to the station	Station approach currently has a poor surface	1
Other comments about access to the station	Northern entrance currently not welcoming	1

Temple Quarter survey Q9: What are the most important things to consider to make these areas accessible to all?

88 free text responses from 115 responses to the Temple meads survey

Level 1 Theme	Level 2 Theme	Level 2 Totals
Signage and wayfinding	Ways to aid navigation	9
Accessible design principles	Level / step-free access	7
Accessible design principles	Adequate space for all users	6
Accessible design principles	Toilets	6
Accessible design principles	Accessibility for wheelchair users / other disabled travellers (no specific aspects)	4
Accessible design principles	Smooth paving / surfaces	4
Accessible design principles	Good sightlines and no clutter	4
Accessible design principles	Seating / space for resting	3
Accessible design principles	Accessible escalators	1
Accessible design principles	Well-maintained lifts	1
Accessible design principles	Interchange between platforms	1
Accessible design principles	Avoid alternative routes for wheelchair users	1
Accessible design principles	Mobility with luggage	1
Accessible design principles	Changing places	1
Accessible design principles	Waste bins	1
Accessible design principles	Design for neurodivergence	1
Convenient interchange with access modes	Safe, convenient cycle routes	19
Convenient interchange with access modes	Safe, convenient walking routes	11
Convenient interchange with access modes	Convenient access to bus stops close to station entrances	10
Convenient interchange with access modes	Secure cycle parking	10
Convenient interchange with access modes	Bus services	8
Convenient interchange with access modes	Car parking	4
Convenient interchange with access modes	Convenient access to transport to/from station (mode not specified)	3
Convenient interchange with access modes	Blue badge pick-up / drop-off close to station entrance	3
Convenient interchange with access modes	Designated private car drop off area for station	3
Convenient interchange with access modes	Drop off area must be large enough for all modes	2
Convenient interchange with access modes	Designated taxi drop off area for station	2
Convenient interchange with access modes	Tram services	2
Convenient interchange with access modes	Taxis should take wheelchairs and dogs	1

Level 1 Theme	Level 2 Theme	Level 2 Totals
Convenient interchange with access modes	Integrated bus and train timetables	1
Convenient interchange with access modes	Live train/bus information	1
Convenient interchange with access modes	Underground services	1
Convenient interchange with access modes	Convenient access to ferries	1
Convenient interchange with access modes	Easy crossing of Temple Gate	1
Convenient interchange with access modes	Scooter parking	1
Convenient interchange with access modes	Cable car	1
Prioritising specific travel modes / reducing conflict between modes	Avoid pedestrian / cycle shared use	9
Prioritising specific travel modes / reducing conflict between modes	Hierarchy of travel modes for access to station. Modes to prioritise	8
Prioritising specific travel modes / reducing conflict between modes	Fewer [motor] vehicles	9
Prioritising specific travel modes / reducing conflict between modes	Low vehicle speeds	2
Specific recommendations for routes to Temple Meads	Public through routes east to west across station	1
Specific recommendations for routes to Temple Meads	Link from Temple Island to Eastern Entrance	1
Specific recommendations for routes to Temple Meads	Access to Temple gate and Temple Quay	1
Specific recommendations for routes to Temple Meads	Access to St Philips Marsh developments	1
Specific recommendations for routes to Temple Meads	Cycling routes to Victoria Street	1
Personal security	Lighting	6
Personal security	Personal security - other	4
Personal security	Security by design	2
Personal security	Early morning and late evening safety	1
Personal security	Safe area	1
Attractive public realm	Attractive open space	5
Attractive public realm	Green space	6
Attractive public realm	Trees and plants	5
Attractive public realm	Biodiversity	5
Attractive public realm	Places to eat / restaurants / take away cafes	3
Attractive public realm	Public realm - other	3
Attractive public realm	Retail	2

Level 1 Theme	Level 2 Theme	Level 2 Totals
Attractive public realm	Noise	1
Attractive public realm	Minimise advertising	1
Attractive public realm	Maintenance	1
Design guidance	Groups to involve in planning	4
Design guidance	Technical Guidance	1
Other issues	Impact of development on existing nightlife venues	1
Other issues	Retain employment in the area	1
Other issues	Retain historic buildings	1
Other issues	Connect with existing communities	1
Other issues	Provide social housing	1
Other issues	Renewable energy creation/generation	1
Other issues	Plans are vague	1

Appendix C

Overview of Temple Gate and Guiding Principles survey free text

Question 2: 'any comments you have on the proposals for Temple Gate' and Question 3: 'any further comments or anything else you think we have missed' received similar comments on similar themes. The analysis therefore combined the free text responses for the two questions.

Of the 58 people who responded to the Temple Gate survey, 46 provided free text responses to one or both of Q2 and Q3

Level 1 Theme	Level 2 Theme	Level 2 Totals
Guiding Principle 1: Integrated & connected	Cycle paths in the area must be a high standard i.e. safe, segregated, direct, and uninterrupted	8
Guiding Principle 1: Integrated & connected	Better pedestrian & cycling crossing needed across Temple Gate to access Temple Meads	6
Guiding Principle 1: Integrated & connected	Space at Bristol & Exeter Yard should be used for a mass transport hub	5
Guiding Principle 1: Integrated & connected	Make the area less vehicle dominated - reduce private car lanes, make sections bus/taxi use only	4
Guiding Principle 1: Integrated & connected	Crossing at intersection of Clarence Road, Cattle Market Road and Bath Bridge Roundabout needs improving	3
Guiding Principle 1: Integrated & connected	Encourage active travel	2
Guiding Principle 1: Integrated & connected	Public transport must be improved in the area to cope with increased residents & businesses	2
Guiding Principle 1: Integrated & connected	Parking needs to be included in development as not everyone can active travel	2
Guiding Principle 1: Integrated & connected	Cycle route from Cattle Market Road needs to link to the Station Square and Southern Entrance	1
Guiding Principle 1: Integrated & connected	Segregated cycle lane on Bath Bridge needed	1

Level 1 Theme	Level 2 Theme	Level 2 Totals
Guiding Principle 1: Integrated & connected	Scale up the bicycle storage at the station	1
Guiding Principle 1: Integrated & connected	Reduce number of lanes on Temple Gate Highway	1
Guiding Principle 1: Integrated & connected	Bullet point 3: No mention of improvements to cycling routes	1
Guiding Principle 1: Integrated & connected	Concerned that no light rail corridors around Temple Meads Station have been included in plans and a general lack of consideration towards light rail infrastructure/local rail network	1
Guiding Principle 1: Integrated & connected	More detail needed on proposal to create a through-route under the approach road	1
Guiding Principle 2: Inclusive economic growth	Retain existing businesses in the area	3
Guiding Principle 2: Inclusive economic growth	Ensure good commercial spaces mixed into development	2
Guiding Principle 2: Inclusive economic growth	Would prefer commercial/employment space created (hotels, shops and businesses) rather than residential	2
Guiding Principle 2: Inclusive economic growth	Positive about plans for shops at this location	1
Guiding Principle 2: Inclusive economic growth	Convenience store space needs to be larger and have a supermarket	1
Guiding Principle 2: Inclusive economic growth	Job opportunities for people of Bristol are missing	1
Guiding Principle 2: Inclusive economic growth	Small family accommodation is not inclusive	1
Guiding Principle 2: Inclusive economic growth	Providing homes for professionals is not inclusive	1
Guiding Principle 3: Quality places	Do not build tall buildings/ protect views	8
Guiding Principle 3: Quality places	Preserve aesthetics of the area when building, including that of listed/ old architecture	5
Guiding Principle 3: Quality places	High density residential use is appropriate	3
Guiding Principle 3: Quality places	Higher percentage of genuinely affordable housing required	3
Guiding Principle 3: Quality places	High density residential use is not appropriate	2
Guiding Principle 3: Quality places	More family homes needed	2
Guiding Principle 3: Quality places	The buildings in front of Temple Meads (including Holiday Inn) need renovating or removing	2
Guiding Principle 3: Quality places	All developments must be fully accessible to all (including wheelchair access housing)	2
Guiding Principle 3: Quality places	Temple Way is not appropriate for residential, should be commercial instead with housing in nicer areas	2

Level 1 Theme	Level 2 Theme	Level 2 Totals
Guiding Principle 3: Quality places	Opportunities should be taken to renovate certain landmark/listed buildings near station to increase tourism & footfall	2
Guiding Principle 3: Quality places	Use classical architectural design for new buildings	1
Guiding Principle 3: Quality places	Reduce planned office space in favour of more housing	1
Guiding Principle 3: Quality places	Do not let developers dilute numbers of affordable houses	1
Guiding Principle 3: Quality places	Artist impressions of residential development is uninspiring	1
Guiding Principle 3: Quality places	All buildings should have built in provision for flora and fauna such as green roofs and provision for nesting birds, bats, insects etc.	1
Guiding Principle 3: Quality places	Develop the land behind the Holiday Inn	1
Guiding Principle 3: Quality places	Build sustainably	1
Guiding Principle 3: Quality places	Existing office buildings are bland and uninspiring. It needs to be more diverse to attract people into area.	1
Guiding Principle 3: Quality places	Ensure wind tunnel modelling is done	1
Guiding Principle 4: Quality spaces	Important to maximise provision of green spaces and wildlife	5
Guiding Principle 4: Quality spaces	Bullet point 3: Remove vehicles from designs for small streets and spaces	2
Guiding Principle 4: Quality spaces	Developing a transport hub on the Bristol & Exeter Yard space misses opportunity to create a large green space	2
Guiding Principle 4: Quality spaces	More detail needed about quality and growth circumstances of flora, they should not be isolated trees and small patches.	1
Guiding Principle 5: Vibrant and creative communities	Adequate community services, spaces & facilities are needed near residential buildings, including schools, dentists, shops, amenities	5
Guiding Principle 5: Vibrant and creative communities	Wheelchair accessible accommodation needed	1
General comments	Positive about redevelopment in the area	4
General comments	Plans are uninspiring	1
General comments	Concerned about impact of development on existing residents	1
General comments	This area of the development does not adhere to any of the guiding principles	1
General comments	High potential for archaeological pottery and clay tobacco pipe kiln waste to be discovered on site and this will need to be recorded and protected as part of planning conditions	1

Level 1 Theme	Level 2 Theme	Level 2 Totals
General comments	Plans should be guided by sustainability and biodiversity targets rather than being development led	1

Appendix D

Overview of St Philip's Marsh survey free text for Q3: Do you have any comments on the three scenarios for the mix of uses and density?

Of the 79 people who responded to the St Philip's Marsh survey, 51 provided free text responses to Q3

The table below shows Level 2 disaggregated by preferred scenario (so some Level 2 themes appear more than once – always as adjacent rows)

A version with Level 2 listed once (all preferred scenarios aggregated) is provided below the following table.

Q3 with Level 2 themes disaggregated by preferred scenario

Level 1	Level 2	Level 3	Totals for Level 2
Supports proposals	Supports proposals - no specifics provided	Comment not specific to a scenario	1
Does not support proposals	Does not support any of the scenarios in their current form	Comment not specific to a scenario	1
Scope of development Framework	Some details in Development Framework pre-empt masterplanning	Comment not specific to a scenario	2
Land use designation	Land use designation needs to be flexible to respond to changes in tenants	Comment not specific to a scenario	1
Land use designation	Objects to fixed designation of 74-78 Avon Street (Current site of Motion)	Comment not specific to a scenario	1
Mix of land uses	Favours a balance/mix of work, live and social/culture	Comment not specific to a scenario	9
Mix of land uses	Favours a balance/mix of work, live and social/culture	Reason why respondent prefers Scenario 2	3
Mix of land uses	Supports housing concentrated around margins of St Philip' Marsh area	Comment not specific to a scenario	1
Mix of land uses	Add more mixed use along Feeder Canal (than is shown in Scenario 2)	Suggested improvement to preferred Scenario 2	1
Mix of land uses	Need to create vibrant use across different times of the day	Comment not specific to a scenario	2

Level 1	Level 2	Level 3	Totals for Level 2
Mix of land uses	Need to create vibrant use across different times of the day	Reason why respondent prefers Scenario 1	3
Mix of land uses	Favours comprehensive re-planning to create 24/7 community	Reason why respondent prefers Scenario 3	1
Mix of land uses	Wants the area to be exclusive, high-end housing, leisure and retail	Comment not specific to a scenario	1
Mix of land uses	Contracts for businesses should be granted based on affordability and social impact	Comment not specific to a scenario	1
Housing	Maximise housing / supports high density housing	Not specific to one scenario	9
Housing	Maximise housing / supports high density housing	Reason why respondent prefers Scenario 3	4
Housing	Opposed to high density housing	Not specific to one scenario	3
Housing	Opposed to high density housing	Reason why respondent prefers Scenario 1	1
Housing	Density should be evaluated on a site-by-site basis	Not specific to one scenario	1
Housing	Area is not suited to any housing	Not specific to one scenario	1
Housing	Supports houses not flats	Reason why respondent prefers Scenario 1	1
Housing	Supports flats not houses	Not specific to one scenario	1
Housing	Supports more affordable homes	Not specific to one scenario	2
Housing	Supports fewer affordable homes	Not specific to one scenario	2
Housing	Supports 40% affordable homes subject to viability	Not specific to one scenario	1
Housing	Make housing truly affordable. Prevent buy to let.	Not specific to one scenario	3
Housing	Homes need to be large enough to provide for families	Not specific to one scenario	2
Housing	Objects to limits on student housing	Not specific to one scenario	1
Housing	Need less student housing	Not specific to one scenario	1
Housing	Include cooperative / community-ownership housing models	Not specific to one scenario	1
Housing	Equality in housing design	Not specific to one scenario	2

Level 1	Level 2	Level 3	Totals for Level 2
Housing	Housing needs to be accessible / adaptable to support people through different life stages.	Not specific to one scenario	2
Employment	Jobs and apprenticeships are needed in this area	Not specific to one scenario	12
Employment	Jobs and apprenticeships are needed in this area	Reason why respondent prefers Scenario 1	1
Employment	Jobs and apprenticeships are needed in this area	Reason why respondent prefers Scenario 2	1
Employment	Jobs and apprenticeships are needed in this area	Reason why respondent prefers Scenario 3	1
Employment	Plans need to show where displaced businesses will go	Not specific to one scenario	3
Employment	Location of employment	Not specific to one scenario	2
Employment	Opposed to large areas with just employment	Not specific to one scenario	1
Employment	Light industrial use detrimental to housing	Not specific to one scenario	1
Employment	Supports a mix of employment types	Not specific to one scenario	1
Employment	Supports Office space in development mix	Not specific to one scenario	1
Employment	Protect spaces for art and creativity	Not specific to one scenario	1
Employment	Protect space for Bristol Animal Rescue Centre	Not specific to one scenario	1
Employment	Concerned about loss of the fruit and veg market	Not specific to one scenario	1
Employment	Supports development of a high quality fresh food market	Not specific to one scenario	1
Employment	Support the Bristol Fruit Market site as a mixed-use leisure destination	Reason why respondent prefers Scenario 2	1
Entertainment	Provide / protect leisure and entertainment uses	Not specific to one scenario	9
Entertainment	Provide / protect leisure and entertainment uses	Reason why respondent prefers Scenario 1	1
Building design	Supports tall buildings	Not specific to one scenario	1
Building design	Opposed to tall buildings	Not specific to one scenario	3
Building design	Opposed to tall buildings	Reason why respondent prefers Scenario 1	1
Building design	Re-use of existing buildings	Not specific to one scenario	1
Building design	Re-use of existing buildings	Reason why respondent prefers Scenario 1	1
Building design	Retain landmark and listed buildings	Not specific to one scenario	1

Level 1	Level 2	Level 3	Totals for Level 2
Building design	Provide private outdoor space for all dwellings	Not specific to one scenario	1
Building design	Supports ground level active frontage	Not specific to one scenario	2
Building design	Need interesting building design and construction	Not specific to one scenario	1
Building design	Building design should maintain views and light to street level	Not specific to one scenario	1
Transport and traffic	Car use should be discouraged and sustainable travel planned for	Not specific to one scenario	2
Transport and traffic	Make all roads 20mph	Not specific to one scenario	1
Transport and traffic	Make all roads one way	Not specific to one scenario	1
Transport and traffic	Reduce traffic on Feeder Road	Not specific to one scenario	1
Transport and traffic	Provide a tram system	Not specific to one scenario	1
Transport and traffic	Public transport should be promoted / improved	Not specific to one scenario	2
Transport and traffic	Cycling/walking should be promoted / improved	Not specific to one scenario	2
Transport and traffic	Improve River cycle path	Not specific to one scenario	1
Transport and traffic	Build more bridges linking to Bath Road	Not specific to one scenario	1
Transport and traffic	Accessibility is vital	Not specific to one scenario	1
Sustainability	Solar panels on all buildings	Not specific to one scenario	1
Green space, biodiversity and wildlife	Need more green space	Not specific to one scenario	6
Green space, biodiversity and wildlife	Location of green space	Not specific to one scenario	1
Green space, biodiversity and wildlife	Need to provide more for biodiversity / wildlife / conservation	Not specific to one scenario	5
Community facilities	Health centre	Not specific to one scenario	2
Community facilities	Primary schools	Not specific to one scenario	1
Community facilities	Community spaces are a priority	Not specific to one scenario	4
Community facilities	Bristol Animal Rescue Centre should remain - it is a community facility	Not specific to one scenario	1
Land uses appropriate to location	Location near major rail station and central location is best suited to high density housing	Not specific to one scenario	3
Land uses appropriate to location	Location is best suited to Scenario 1	Reason why respondent prefers Scenario 1	1
Land uses appropriate to location	Location is best suited to Scenario 2	Reason why respondent prefers Scenario 2	2

Level 1	Level 2	Level 3	Totals for Level 2
Land uses appropriate to location	Location is best suited to Scenario 3	Reason why respondent prefers Scenario 3	2
Land uses appropriate to location	Comprehensive engagement with landowners is needed to progress framework	Not specific to one scenario	1
Detailed comments about specific sites	74-78 Avon Street (current site of Motion)	Not specific to one scenario	1
Detailed comments about specific sites	Fox Inn at 11 Victoria Road	Not specific to one scenario	1
Preference for scenario 1	Scenario 1 is first preference		4
Preference for scenario 1	Scenario 1 is third preference		2
Preference for scenario 2	Scenario 2 is 1st preference		6
Preference for scenario 2	Scenario 2 is 2nd preference		1
Preference for scenario 3	Scenario 3 is 1st preference		4
Preference for scenario 3	Scenario 3 is 3rd preference		1
No preference for one scenario	All scenarios have benefits		1

Q3 with each Level 2 theme listed once (all preferred scenarios aggregated)

Level 1 Theme	Level 2 Theme	Level 2 Totals
Supports proposals	Supports proposals - no specifics provided	1
Does not support proposals	Does not support any of the scenarios in their current form	1
Scope of development Framework	Some details in Development Framework pre-empt masterplanning	2
Land use designation	Land use designation needs to be flexible to respond to changes in tenants	1
Land use designation	Objects to fixed designation of 74-78 Avon Street (Current site of Motion)	1
Mix of land uses	Favours a balance/mix of work, live and social/culture	12
Mix of land uses	Supports housing concentrated around margins of St Philip's Marsh area	1
Mix of land uses	Add more mixed use along Feeder Canal (than is shown in Scenario 2)	1
Mix of land uses	Need to create vibrant use across different times of the day	5
Mix of land uses	Favours comprehensive re-planning to create 24/7 community	1
Mix of land uses	Wants the area to be exclusive, high end housing, leisure and retail	1
Mix of land uses	Contracts for businesses should be granted based on affordability and social impact	1
Housing	Maximise housing / supports high density housing	13
Housing	Opposed to high density housing	4
Housing	Density should be evaluated on a site-by-site basis	1
Housing	Area is not suited to any housing	1
Housing	Supports houses not flats	1
Housing	Supports flats not houses	1
Housing	Supports more affordable homes	2
Housing	Supports fewer affordable homes	2
Housing	Supports 40% affordable homes subject to viability	1
Housing	Make housing truly affordable. Prevent buy to let.	3
Housing	Homes need to be large enough to provide for families	2
Housing	Objects to limits on student housing	1
Housing	Need less student housing	1
Housing	Include cooperative / community-ownership housing models	1
Housing	Equality in housing design	2
Housing	Housing needs to be accessible / adaptable to support people through different life stages.	2

Level 1 Theme	Level 2 Theme	Level 2 Totals
Employment	Jobs and apprenticeships are needed in this area	15
Employment	Plans need to show where displaced businesses will go	3
Employment	Location of employment	2
Employment	Opposed to large areas with just employment	1
Employment	Light industrial use detrimental to housing	1
Employment	Supports a mix of employment types	1
Employment	Supports Office space in development mix	1
Employment	Protect spaces for art and creativity	1
Employment	Protect space for Bristol Animal Rescue Centre	1
Employment	Concerned about loss of the fruit and veg market	1
Employment	Supports development of a high quality fresh food market	1
Employment	Support the Bristol Fruit Market site as a mixed-use leisure destination	1
Entertainment	Provide / protect leisure and entertainment uses	10
Building design	Supports tall buildings	1
Building design	Opposed to tall buildings	4
Building design	Re-use of existing buildings	2
Building design	Retain landmark and listed buildings	1
Building design	Provide private outdoor space for all dwellings	1
Building design	Supports ground level active frontage	2
Building design	Need interesting building design and construction	1
Building design	Building design should maintain views and light to street level	1
Transport and traffic	Car use should be discouraged and sustainable travel planned for	2
Transport and traffic	Make all roads 20mph	1
Transport and traffic	Make all roads one way	1
Transport and traffic	Reduce traffic on Feeder Road	1
Transport and traffic	Provide a tram system	1
Transport and traffic	Public transport should be promoted / improved	2
Transport and traffic	Cycling/walking should be promoted / improved	2
Transport and traffic	Improve River cycle path	1
Transport and traffic	Build more bridges linking to Bath Road	1
Transport and traffic	Accessibility is vital	1
Sustainability	Solar panels on all buildings	1
Green space, biodiversity and wildlife	Need more green space	6
Green space, biodiversity and wildlife	Location of green space	1
Green space, biodiversity and wildlife	Need to provide more for biodiversity / wildlife / conservation	5
Community facilities	Health centre	2
Community facilities	Primary schools	1

Level 1 Theme	Level 2 Theme	Level 2 Totals
Community facilities	Community spaces are a priority	4
Community facilities	Bristol Animal Rescue Centre should remain - it is a community facility	1
Land uses appropriate to location	Location near major rail station and central location is best suited to high density housing	3
Land uses appropriate to location	Location is best suited to Scenario 1	1
Land uses appropriate to location	Location is best suited to Scenario 2	2
Land uses appropriate to location	Location is best suited to Scenario 3	2
Land uses appropriate to location	Comprehensive engagement with landowners is needed to progress framework	1
Detailed comments about specific sites	74-78 Avon Street (current site of Motion)	1
Detailed comments about specific sites	Fox Inn at 11 Victoria Road	1
Preference for scenario 1	Scenario 1 is first preference	4
Preference for scenario 1	Scenario 1 is third preference	2
Preference for scenario 2	Scenario 2 is 1st preference	6
Preference for scenario 2	Scenario 2 is 2nd preference	1
Preference for scenario 3	Scenario 3 is 1st preference	4
Preference for scenario 3	Scenario 3 is 3rd preference	1
No preference for one scenario	All scenarios have benefits	1

Overview of St Philip's Marsh survey free text for Q6: Do you have any comments on the ideas for Movement and Access?

Of the 79 people who responded to the St Philip's Marsh survey, 48 provided free text responses to Q6

Level 1 Theme	Level 2 Theme	Level 2 Totals
Views on movement and access overall approach	Support (no specifics provided)	6
Views on movement and access overall approach	Concerned about how the council and planning department will enforce the policies	1
Views on movement and access overall approach	Not enough detail about ownership, stewardship, and governance of land	1
Views on movement and access overall approach	Does not support grid layout of streets	1
Connections into existing neighbourhoods	Area not specified	2
Connections into existing neighbourhoods	St Anne's / St Anne's Park	1
Connections into existing neighbourhoods	Dings community using Kingsland Road as a key access point	1
Low traffic neighbourhoods	Create car-free neighbourhoods	3
Low traffic neighbourhoods	The whole area should be designed as a low traffic neighbourhood	7
Low traffic neighbourhoods	A low traffic neighbourhood is not enough to reduce car dependence	2
Low speed neighbourhoods	20mph	1
Cars	Need to provide for specific groups who need to use cars	3
Cars	Provide car parking	3
Cars	Restrict car parking	2
Cars	Promote car clubs	1
Cars	Provide smaller shops or a larger central shop so people do not need to drive for groceries	1
Rail	Provide rail connection into St Philip's Marsh	1
Mass transit / metro / tram	Integration with future mass transit is needed	4
Buses	Provide a direct bus rapid transit from Temple Meads to St Phillips Causeway	1
Buses	Existing and new bus routes should serve the St. Philips Marsh neighbourhood	6
Buses	Provide priority lanes / routes for public transport	3
Buses	Bus connections are insufficient to significantly reduce car ownership	2
Buses	How will the enhanced bus services be afforded	1
Buses	Buses are currently very poor in the area	2
HGVs	HGVs and other goods vehicles need access	1
Cycling	Prioritise cycling and provide high quality cycling routes	11

Level 1 Theme	Level 2 Theme	Level 2 Totals
Walking	Prioritise walking and provide high quality walking routes	6
Walking	Pedestrian only areas near leisure areas	1
River transit	Use waterways for transport	3
Other transport options	Tracked self driving electric golf cars/ vehicle	1
Other transport options	Cable cars	1
Design of cycling and walking infrastructure	Install clearly segregated pedestrian and cycling lanes	4
Design of cycling and walking infrastructure	Make shared use routes wide enough	1
Design of cycling and walking infrastructure	Pedestrian routes should be overlooked (natural surveillance)	1
Design of cycling and walking infrastructure	Cycling design guidance	1
Green space, biodiversity and wildlife	Need to provide more for biodiversity / wildlife / conservation	2
Green space, biodiversity and wildlife	Proposals are weak on trees, vegetation and wildlife.	1
Green space, biodiversity and wildlife	Opportunity for wider green infrastructure corridor against the Feeder Canal	1
Personal security	Include active frontage	1
Transport suggestions for specific locations	Limit Feeder Road to active travel & public transport	2
Transport suggestions for specific locations	A light rail corridor on Feeder Road linking to former North Somerset Railway corridor at Brislington	1
Transport suggestions for specific locations	Provide a route on the south side of the River Avon	1
Transport suggestions for specific locations	Blocking access to Cattle Market road when coming from South will create more congestion on Bath Road and the bridge	1

Overview of St Philip's Marsh survey free text for Q8: Do you have any comments on the ideas for Community Infrastructure?

Of the 79 people who responded to the St Philip's Marsh survey, 36 provided free text responses to Q8

Level 1 Theme	Level 2 Theme	Level 2 Totals
Level 1	Level 2	Totals for Level 2
Support for community infrastructure	Support (no specifics provided)	2
Support for community infrastructure	Provide as much community infrastructure as possible	2
Delivery of community infrastructure	Concern about land ownership and its impact on delivery of community infrastructure	2
Support for 15-minute neighbourhood	Provide all facilities that residents will need in a typical week	1
Support for mixed use development	Supports mixed use developments can help deliver community infrastructure	2
Density of development	Do not let community infrastructure reduce density of development	2
Density of development	Concern that density will be too high	1
Target market for development	Development will cater for students and Londoners	1
Community centre	Support for neighbourhood centre / community centre building for community use?	5
Community centre	Less people from outside area will want to rent community spaces if cars are restricted	1
Community centre	Community space should be free for youth and community organisations to rent	1
Health centre	One or more doctors' surgeries are needed	11
Health centre	Local health services are already over-stretched	5
Health centre	More local pharmacies needed	1
Health centre	Dental practices needed	2
Health centre	Scepticism that new GPs will be available	1
Education facilities	Sixth form college is needed	1
Education facilities	More Secondary school capacity is needed locally	3
Education facilities	Primary school capacity is needed locally	4
Education facilities	There is already good Primary School provision in the area	1
Education facilities	Request for innovative approach to learning in the new primary school	1
Education facilities	Extra nursery capacity is needed locally	2
Education facilities	Current nursery should be expanded	2
Open and green spaces	Public open space is needed	2
Open and green spaces	Support for improvements to public realm and open space within the Framework	1
Open and green spaces	More ambitious plans for green spaces, waterways and biodiversity are needed	1

Level 1 Theme	Level 2 Theme	Level 2 Totals
Open and green spaces	Create high quality linear public green space at canal front instead of at the north-west quadrant of St Philip's Marsh	1
Open and green spaces	Food growing allotments	1
Sports stadium	Include a sports stadium	1
Employment uses	Include employment	1
Employment uses	Heavy industrial uses are not appropriate in new neighbourhood	1
Shops	Include a range of shops	4
Shops	Pop up spaces that can be rented at a reasonable price to support creatives.	1
Restaurants, bars, pubs	Include cafes/restaurants	2
Restaurants, bars, pubs	Ensure suitable pub facilities	1
Night-time economy	Provide night-time entertainment spaces	1
Transport	Traffic-free routes are needed for schools and health centre	1
Facilities for particular groups	More opportunities for Muslim young women	1
Facilities for particular groups	Graffiti walls for young people	1
Facilities for particular groups	Affordable creches	1
Facilities for particular groups	Consider community support services as part of plans	1