

# St Philip's Marsh – frequently asked questions

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## **I run a business based in St Philip's Marsh. How will these proposals affect my business and staff?**

The Temple Quarter Vision and Development Framework represent a 25-year plan for regeneration to deliver homes, jobs and public and community spaces. Development will occur at a different pace in different areas. Proposals for the renewal of Temple Meads Station are more advanced and could come forward in the short to medium term if funding is secured. Plans for St Philip's Marsh are at an early stage.

Temple Quarter and St Philip's Marsh will remain a key employment area for Bristol and we believe its regeneration can create 22,000 new jobs over the next 20 years. However, we also believe that through a more efficient use of land we can also create new housing for the city with up to 10,000 new homes across the 130-hectare area. Business is likely to have a strong presence in a regenerated St Philip's Marsh, as part of a mix of uses that will include new homes. It is too early in the development of the plans to determine what impact proposals may have on individual businesses.

We want to ensure that their needs are fully reflected in evolving plans for the area, and that they are supported as plans develop.

The council and its partners are seeking to consult and engage with businesses in St Philip's Marsh, it's really important we understand how local businesses want to grow and how the council and West of England Combined Authority can help. The economy and the nature of work could in many instances look quite different in 25 years' time from what it does today; we want to work with businesses to help them grow and engage with local people to enable them to gain skills and experience that will be needed in the future.

If you represent a local business in the area or work there and would like to find out more about the proposals or how you can get involved, please email us at [templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk) and we will get in touch. The council's economic development team are offering one-to-one meetings with businesses – if you would like them to meet you please let us know via the same email address.

## **The risk of flooding has been cited as a constraint to development in St Philip's Marsh – where has work got to in responding to this?**

Development and regeneration in St Philip's Marsh will require flood defences to be put in place to manage flood risk now and that likely to arise in the future as a result of climate change.

Working with the Environment Agency, Bristol City Council has prepared the Bristol Avon Flood Strategy which proposes an approach to managing flood risk from the River Avon. The strategy was endorsed by the council's cabinet in March 2021 and a full business case for it will be developed during 2021. Once complete the strategy will lay out the defences required to enable development to come forward and make recommendations on how they are funded.

By protecting the city from flooding, the strategy proposes to improve walking and cycling links around the River Avon and into the city centre, as well as maintaining and improving public spaces, historic sites, and access to the river. The place making approach being taken will include engagement and consultation with local businesses and communities and form part of the development of plans for St Philip's Marsh.

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## **There are a lot of independent businesses in St Philip's Marsh that contribute to its vitality. What can be done to ensure that they are considered in future development through, for example, ensuring that the ground floor of buildings do not sit empty?**

The Temple Quarter vision envisages a vibrant, mixed use development with a 24-hour economy. The council recognises that the area features many successful businesses, and we are keen to hear from them on how we can make that happen. Meanwhile uses will also have an important role to play in bringing vibrancy and variety into the area and we are keen to hear ideas about potential opportunities, both in terms of potential meanwhile use occupiers and available space, and what it may take to unlock them.

**Developers are showing interest in acquiring sites in St Philip's Marsh for different uses than those currently present, which are more industrial in nature. It feels as if there are limited options available for existing occupiers to move to. To what extent is a diversity of employment across economic sectors and types of job being considered for through these plans?**

Plans for the future of the area are evolving, and change will take time. Our vision includes a 25-year regeneration plan for St Philip's Marsh. We urge all businesses and stakeholders to take part in shaping the future of the area through getting involved in discussions about its future development.

The Temple Quarter vision points to a future St Philip's Marsh featuring a range of economic sectors and job opportunities drawing on a wide spectrum of skills and experience. Change in the economy and to the nature of work is likely over the life of the plan. St Philip's Marsh presents new opportunities to respond to these changes.

We appreciate that each business in the area may face their own individual challenges, as well as opportunities, and some may be uncertain about whether there is a place for them in the St Philip's Marsh of the future. The council wants to build ongoing dialogue with all St Philip's Marsh businesses to understand their needs, keep them fully informed and to identify how best we can help them as plans progress. If you would like to speak to Bristol City Council Economic Development to find out more about the plans and how to shape them, please email [templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk)

**It's being said that compulsory purchase orders are being planned for the area. Is this true?**

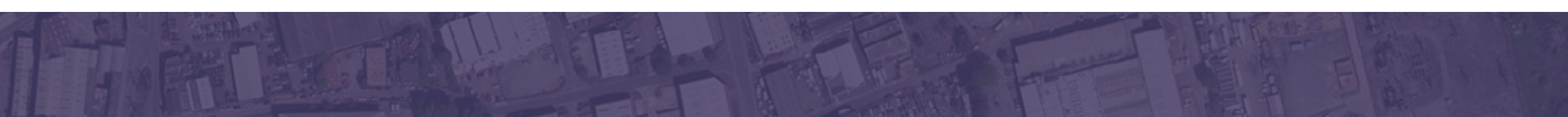
With the exception of the former Grosvenor Hotel on Temple Way, no plans exist to carry out any further compulsory purchase of property at this point.

We will always seek to work constructively with landowners wherever possible. Government guidance makes clear that compulsory purchase is intended as a last resort to secure the assembly of all the land needed for the implementation of projects. Acquiring authorities are required to demonstrate that they have taken reasonable steps to acquire land by agreement first. Compulsory purchase orders can only be put in place after strict procedures have been followed – for more information on these visit [Government's guidance on CPOs](https://publishing.service.gov.uk) ([publishing.service.gov.uk](https://publishing.service.gov.uk)). Where there appears to be a need to use a CPO, we will consult on this at the earliest possible stage.

**What reassurance can you give us that access to business properties will not be affected as development in Temple Quarter progresses?**

We will always look to minimise the potential for disruption in any work we undertake or permit. We will encourage and support co-ordination amongst developers – public and private – to achieve this goal. Specific instances of disruption affecting travel routes in recent times have been brought to our attention and we will investigate these further.

We will consult on transport and access in the area as part of our work to take forward the development framework. If you are interested in attending events on this topic, please send us an email to register your interest at [templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk)



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## Employment density across St Philip's Marsh is very variable. What will be done to ensure that land is used as efficiently as possible?

The Temple Quarter and St Philip's Marsh development framework will have sustainability and inclusivity at its heart, and we envisage it becoming a benchmark for sustainable development in urbanised environments. It and any subsequent planning policy that underpins its delivery will seek to deliver a balance between demand for space, the need to respond to constraints such as flood risk and local aspirations for development. Innovation will play a key role in using land efficiently to achieve all three and we are keen to explore how new and/or different forms of development can help us do that.

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## Are current development proposals such as for the university campus, student accommodation and a school to be part of this wider consultation?

Organisations proposing development in the area will have the same opportunity to take part in discussions around the area's future development. We are seeking to consult and engage with all stakeholders that will have an interest in what happens to Temple Quarter and St Philip's Marsh.

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## What is the importance of the wholesale fruit centre in the emerging proposals?

Bristol was awarded Gold Sustainable Food City status in May 2021. Local sourcing and security of supply are important aspects of our strategy to deliver a sustainable food supply to all of Bristol. The contribution that Temple Quarter can make to this will be considered as the development framework progresses.

We are interested in working with the food sector to explore new opportunities for food related businesses – such as to provide training in food production, hydroponics etc – in the area going forward. If you are interested in having a conversation with us on this, please email [templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk)

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## What will be done to acknowledge the heritage of the area?

The heritage of the area will be an important consideration when shaping the future development of the area and it will be important to hear from stakeholders about how it should be reflected as plans evolve.

As an early step in getting this discussion going, a heritage project celebrating the past and present uses and users of St Philip's Marsh is underway. Drawing on the area's rich industrial heritage and interviews with current businesses the council's City Design team working in partnership with artists are creating a heritage trail that will be launched during the Bristol Open Doors weekend on Saturday 10 September. For further details please contact [pete.insole@bristol.gov.uk](mailto:pete.insole@bristol.gov.uk)

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## Keep in touch

For more information about the regeneration of Temple Quarter please visit the [Temple Quarter website](#), or if you would like this information in another language, Braille, audio tape, large print, easy English, BSL video or CD rom or plain text please contact: [templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk)

