

# Welcome to our drop-in event



We’re excited to share our vision for Timber Mills - a once-in-a-generation opportunity to transform an underused brownfield site into a vibrant new neighbourhood with homes, jobs, green spaces, and community facilities for Fishponds and Hillfields.

We’re here to present our plans and hear your views on how Timber Mills can best support the local community.

## What you will learn



**New homes:** How our proposals for 1,600 new homes align with the Atlas Place vision for Fishponds and Hillfields and support Bristol City Council’s ambition for future development.



**Access and movement:** How we will work with neighbouring sites to prioritise walking, cycling, and public transport, and create a well-connected neighbourhood where private cars are a last resort.



**New green spaces:** How Timber Mills will transform an industrial area into a nature-rich community, introducing new green spaces to Fishponds and Hillfields.



**New local investment:** How our proposals could support new jobs and community facilities.



## About Castel – a company rooted in the community

For over fifty years, the family behind Castel has been an active part of Fishponds and Hillfields, historically running a timber business on Fishponds Road, the inspiration behind the site name Timber Mills.

They were instrumental in bringing forward sites for Morrisons supermarket, Buzz Bingo, and Oakwood Park, all in Fishponds and Hillfields. In the 2000s, they acquired the land at Goodneston Road with an ambition to regenerate the former industrial site into a sustainable development to benefit the Fishponds and Hillfields community.



Morrisons, Fishponds



Buzz Bingo, Fishponds



Oakwood Park, Lodge Causeway

## Why your feedback matters

Your input is essential in shaping how our plans reflect the needs and priorities of the Fishponds and Hillfields community.

### How to get involved

- **Ask questions:** Our team members are here to answer any questions. Don’t hesitate to ask us anything about the development.
- **Give your feedback:** Share your thoughts on the proposal by filling out a feedback form.
- **Stay informed:** If you’d like to stay updated, please leave your contact details, and we’ll ensure you receive future updates about the development.



View of new housing on Goodneston Road



# Atlas Place: regenerating brownfield sites for the future



Fishponds and Hillfields have a rich industrial history and a strong connection to local assets, such as the Bristol and Bath Railway Path. To unlock the full potential of these assets, thoughtful change is needed.

While respecting the area’s character, this regeneration will introduce new approaches to housing, transport, and public spaces, fostering a greener, more connected, and vibrant community supported by a mix of services and facilities. This means creating a new type of neighbourhood that balances density with green spaces, encouraging walking, cycling, and public transport over car use. The area will feel open and natural, with tree-lined streets and pocket parks, reducing the dominance of bricks and concrete.

## What is the Atlas Place Framework?

Bristol City Council’s emerging Local Plan identifies Central Fishponds as a key area for growth and regeneration. It is designated as a key location for mixed-use development, including new homes, workplaces, leisure and recreation, and open green spaces for both new and existing communities.



The Atlas Place Framework guides development across three brownfield sites south of Hockey’s Lane and New Station Way, with three developers collaborating to ensure a cohesive and well-planned transformation.

## Engagement with the community

We have engaged with the Fishponds and Hillfields community and the Council to develop the Atlas Place Framework for three years. This work has included:

1. An online consultation from February to March 2023, gathering 267 responses from residents and businesses.
2. Submitting a pre-application to the council for all Atlas Place sites in autumn 2023, and including feedback received on topics such as density, transport and height, and community services provision.
3. Engagement with Design West, a leading design review body, on the Framework and site-specific proposals ensuring that an effective design toolkit guides our plans.

Each site is engaging locally on its planning application. Graphic Packaging received permission in December 2024, while Filwood House and Verona House consultations begin soon. We are coordinating on key issues like transport.



Within walking distance of shops and services



Plentiful for-hire personal transport



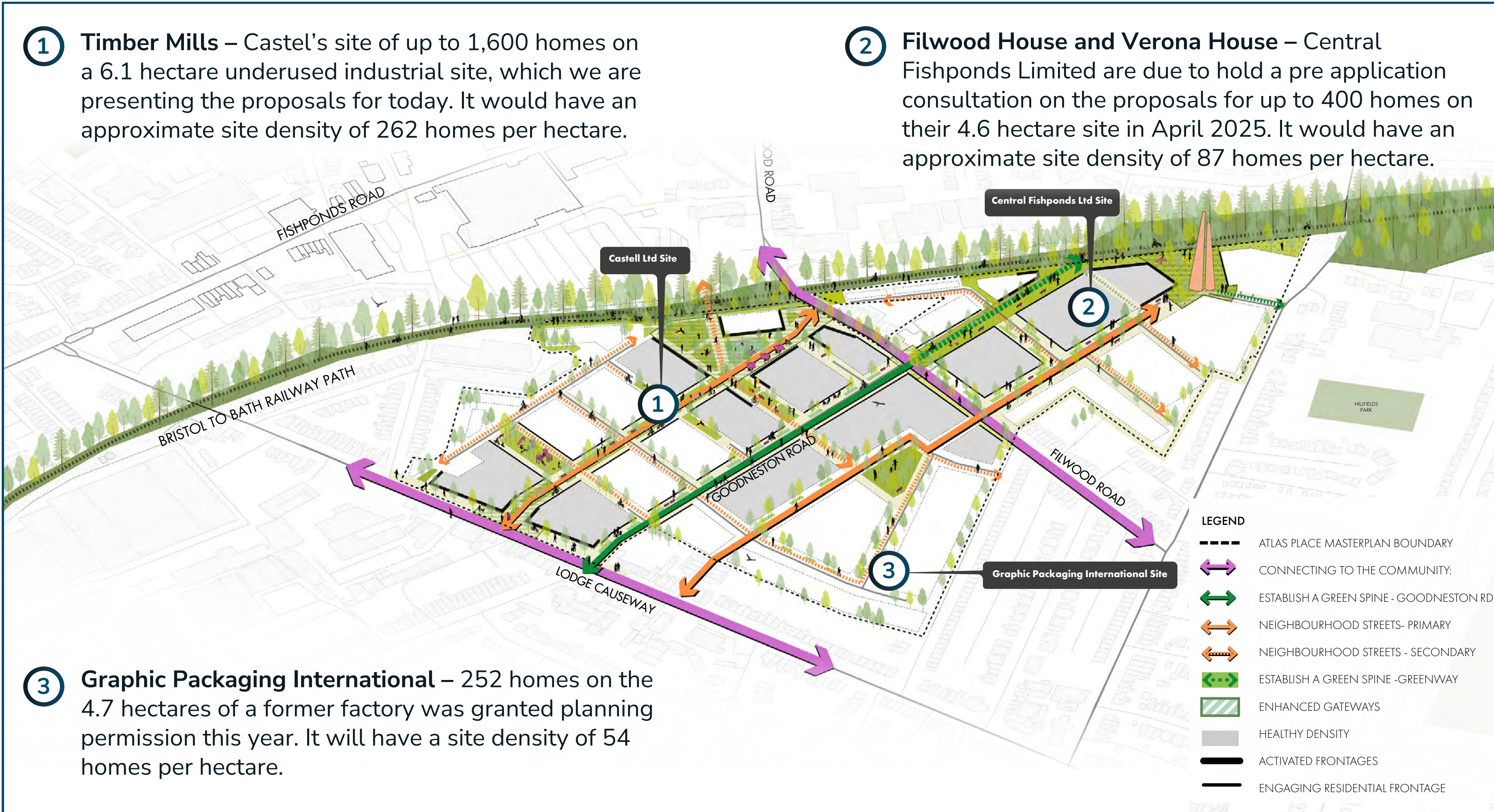
Bus routes connecting Fishponds to Bristol and South Gloucestershire



Connect to Bristol and Bath Railway Path



In the heart of Fishponds and Hillfields





# A site that connects Fishponds and Hillfields



Right now, this site is largely closed off and underused - but its location means it could become a great place for homes, green spaces, and local businesses.

Instead of being privately occupied, this land could bring people closer to everything they may need - homes, jobs, shops, parks, and public transport.



Current situation on-site



Exit onto Lodge Causeway



The Timber Mills footprint

## Why this location works so well



**Close to great transport links** – Just a short cycle ride from Stapleton Road Station, with direct connections to Bristol city centre and key employment areas.



**A walkable extension of Fishponds** – This site can help link up neighbourhoods, making it easier to walk and cycle to local shops, schools, and services.



**A greener, more connected community** – Being next to the Bristol and Bath Railway Path makes it easy to get around sustainably - whether you're heading to work, school, or just out for a walk.



**Supporting local jobs and businesses** – The wider Atlas Place Framework aims to bring more investment into Fishponds, creating opportunities for local people and supporting independent businesses.

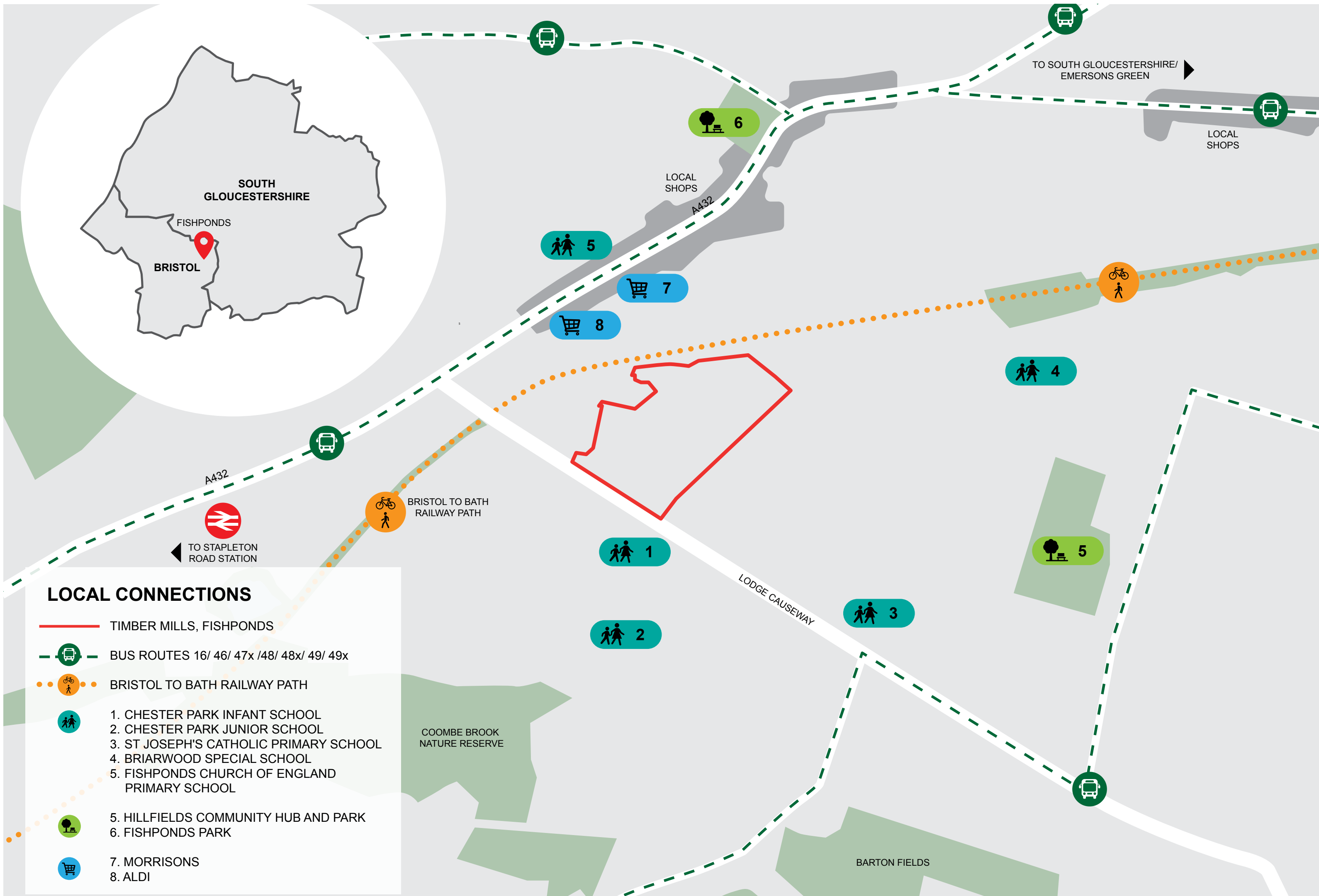
## Our ambition for Atlas Place and Timber Mills

Atlas Place offers Fishponds and Hillfields a once-in-a-generation opportunity to shape a thriving community for current and future residents.

As part of this ambitious vision, our project at Timber Mills is positioned to bring new homes, employment, and green spaces. It will unlock

millions in private investment that will elevate the Fishponds and Hillfields area of Bristol.

This is our chance to create a model urban development for Bristol – one that goes above and beyond to meet the needs of tomorrow while setting a new standard for future development citywide.



## Tell us what you think:

- How can we make sure this space benefits the local community?
- What's most important for you and your family?





# Creating a modern, sustainable place for people to live and work



Timber Mills isn't just about new homes - it's about creating a place where people can live well without relying on a car, enjoy nature on their doorstep, and have community spaces that bring people together.

We're designing a neighbourhood that works for real life with new walking and cycling routes, tree-lined streets that feel welcoming and safe, and homes designed to be energy-efficient and affordable to run.



**Up to 1,600 new homes** - A mix of housing options to meet the needs of residents, including affordable homes, homes to rent and purchase and retirement living opportunities.



**Spaces for employment, leisure, and community facilities** - Supporting the local economy and providing a variety of spaces for different uses.



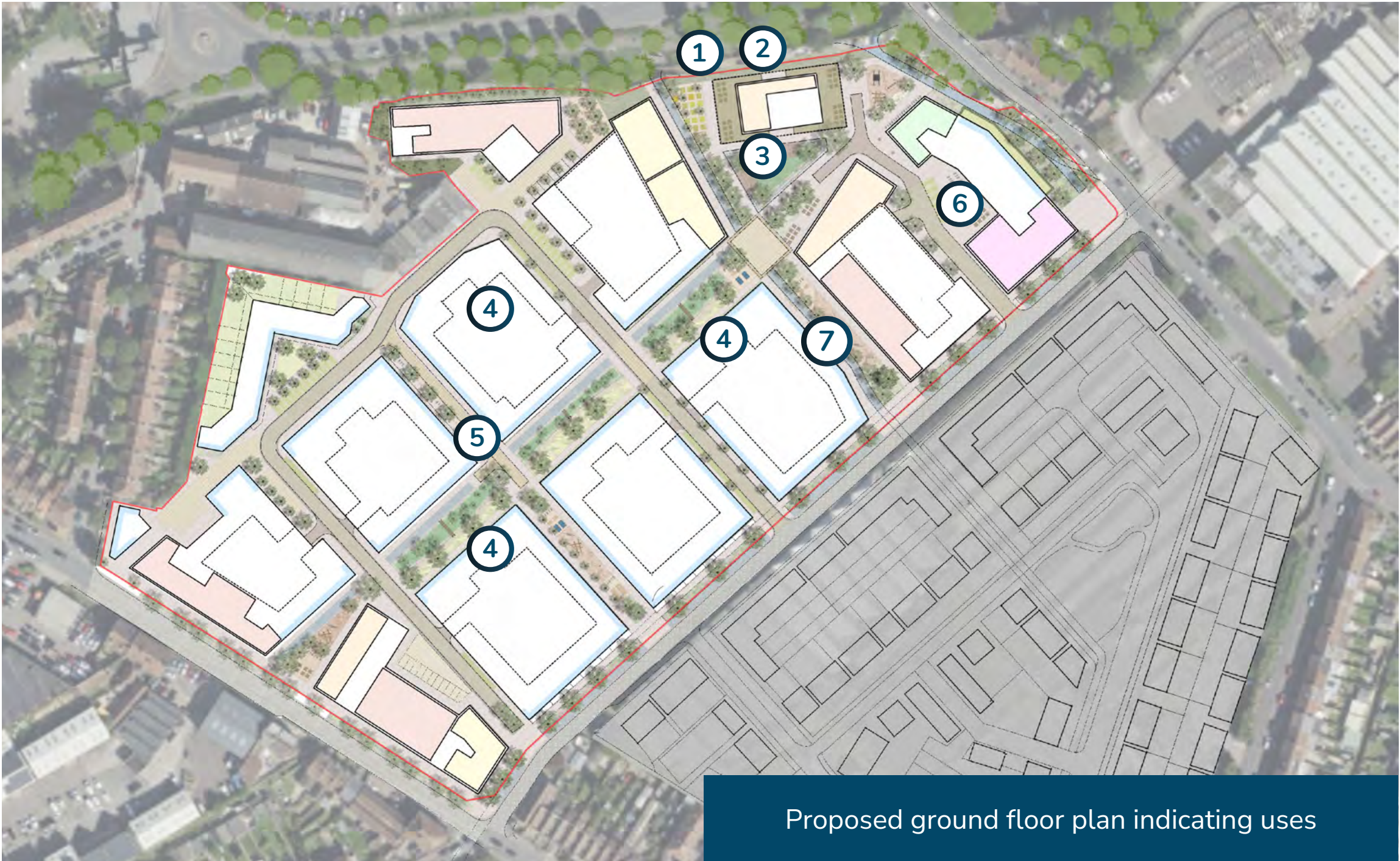
**New public open spaces** - New green spaces will create welcoming, safe streets where people can walk, relax, and connect with nature.



**A large increase in biodiversity** - With new green spaces, tree planting, podium gardens and green roofs, ground-level urban gardens, raised courtyards, and rooftop terraces.



**Designed for daily convenience** - Homes will be within easy walking distance of shops, schools, and green spaces, creating a self-sufficient neighbourhood.



Proposed ground floor plan indicating uses



Proposed roof plan

1

**A natural gateway to Fishponds and Hillfields** - Combining open green spaces with the urban environment.

2

**Dedicated cycle paths** - Safe and convenient routes for cyclists throughout the development connecting to the Bristol and Bath Railway Path and other regional cycle routes.

3

**Public open green space** - Woodland play facilities and diverse planting to enhance biodiversity.

4

**Car parking facilities** - Designed for Timber Mills residents while prioritising sustainable transport options and a sustainable urban living environment.

5

**Neighbourhood streets** - Safe, pedestrian and cyclist-prioritised streets that encourage community interaction.

6

**Healthy building density** - A mix of building heights, terraces, and front gardens to create a balanced, liveable neighbourhood befitting of the sustainability of the location and the need for efficient urban living.

7

**Green spine** - A tree-lined, pedestrian and cyclist-friendly route running through Atlas Place along Goodneston Road.



# New homes in a sustainable community



## Addressing Bristol’s housing crisis

Bristol is facing a housing crisis with a severe shortage of homes to rent or buy. This has caused house prices to rise significantly, with rents increasing by 85% in the last ten years, making it harder for locals to buy their first home.

We’re proposing up to **1,600 new homes**, including affordable housing, helping to meet Bristol’s urgent housing needs.

Our vision is to create an inclusive, connected neighbourhood with varied street layouts, building types, and active frontages, fostering a lively, welcoming community.



## Creating a well-balanced neighbourhood

Our plans reflect the ambition of the Atlas Place Framework and the Council’s growth vision for regeneration and density in the area. We will make the best use of space while designing a neighbourhood that feels welcoming and sustainable.

- Higher-density development unlocks major investment for Fishponds and Hillfields, funding new community infrastructure and public realm and green spaces.
- Compact, well-designed buildings improve energy efficiency, reduce urban sprawl, and lower the environmental footprint.
- By optimising space for homes, we can dedicate more land to green spaces, community facilities, and recreation.

## Designing a sustainable urban environment

The development will feature a green spine linking to the Bristol and Bath Railway Path, combining homes, shops, public spaces, and inviting outdoor areas, all designed with attractive, varied architecture.

-  **Connecting with the community:** The design will reflect the unique character and heritage of Fishponds and Hillfields.
-  **Varied housing types:** A range of homes, commercial spaces, and public facilities will create a lively and diverse area.
-  **Lively street fronts:** Buildings will have active ground floors with large windows, outdoor seating, and high-quality public spaces to encourage social interaction.
-  **Varied building heights:** Most buildings will be 3-8 storeys, with a mix of heights and roof designs to enhance visual appeal, maximise natural light, and create a comfortable, welcoming atmosphere.
-  **Green spaces for all:** Rooftop gardens and ground-level public spaces will offer places to relax, play, and socialise.
-  **Balanced sunlight:** Thoughtful building design will ensure public areas and nearby homes get sufficient sunlight.



View of new housing on Goodneston Road



View of proposals within the development



View of proposals from Filwood Road



View of new public open space and apartments along central green spine



# A smart approach to density



Fishponds and Hillfields need more homes, but how we build them matters. Timber Mills will make better use of space - delivering affordable, energy-efficient homes while protecting green spaces. Higher-density housing means more room for parks, shops, and community spaces, making the neighbourhood more walkable and connected.

Instead of urban sprawl, we’re creating a place where people can live close to what they need, reducing the need for long commutes.

## The current situation

Fishponds currently has mostly lower-density housing (30-40 homes per hectare), meaning more people rely on cars, leading to congestion and fewer public transport options. The Council is planning for new, well-connected communities with a minimum of 100 homes per hectare to help improve transport links and support local services.

Because land for housing is limited, when sites like this become available, they need to be used efficiently.

The Atlas Place Framework carefully balances different densities across its three development sites - with some areas lower and others higher.

Timber Mills will contribute to this by delivering a well-designed, higher-density neighbourhood (260 homes per hectare). While this may seem high in isolation, across the whole Atlas Place Framework, it creates a balanced mix of housing types and green spaces to meet the needs of both new and existing residents.



Low-rise homes on Lodge Causeway with the taller Beacon House in the background



Albert Terrace is a two-storey street near Timber Mills

## How Timber Mills will achieve balanced density



**A gradual transition** – Medium-density housing (50-80 homes per hectare) like townhouses and low-rise apartments near existing homes, increasing to higher-density (80-200 homes per hectare) mid-rise blocks in the centre.



**A walkable neighbourhood** – Homes will be close to amenities, public transport, and cycle routes, reducing the need for cars.



**Diverse housing types** – A mix of terraced houses, courtyard homes, mansion blocks, and mixed-use buildings, ensuring variety without relying on high-rises.



**Efficient land use** – Less reliance on private car parking, with ample green spaces, communal courtyards, and rooftop gardens.

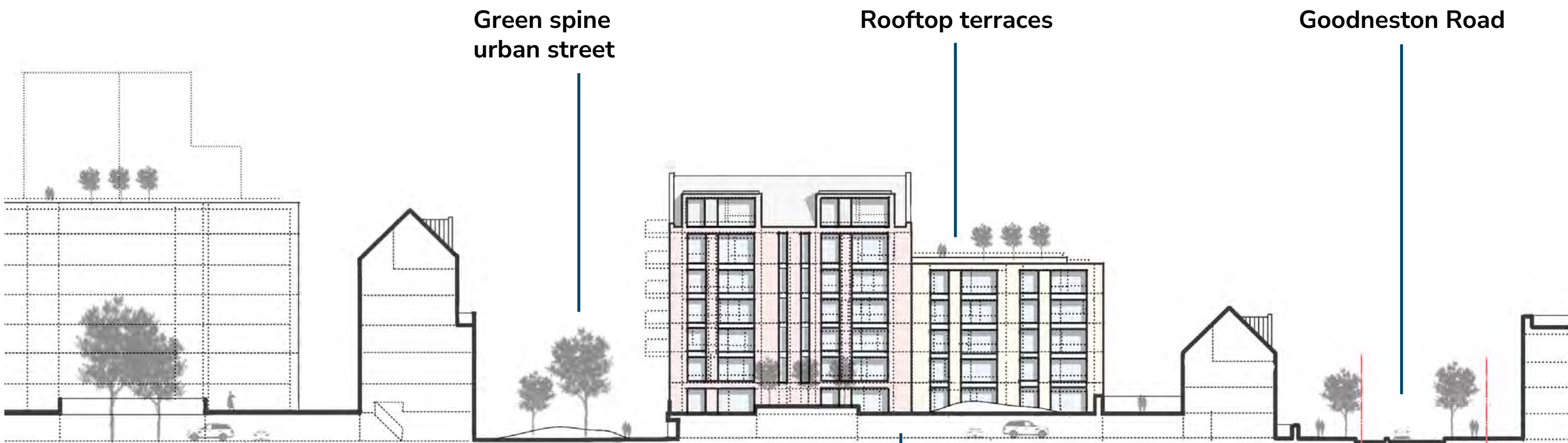


## Tell us what you think:

Do you support the approach of increasing housing density to support regeneration while preserving green spaces and community facilities?

## Benefits of a well-planned, higher-density development

- By boosting the use of brownfield sites, we can support the regeneration of Fishponds and Hillfields while dedicating more land to green spaces, community facilities, and recreation.
- Compact, well-designed buildings improve energy efficiency, reduce urban sprawl, and lower the environmental footprint.
- Healthy density encourages walking, cycling, and public transport use, reducing car reliance.



Cross section of Timber Mills from Lodge Causeway

Courtyard gardens over secure residents parking



# Enhancing existing roads and pathways



Timber Mills sits at a key junction between Fishponds and Hillfields, but local infrastructure needs upgrading to support both new and existing residents. Our plans include safer roads, improved pedestrian access, and better cycling routes.

The plans for Atlas Place and Timber Mills support key upgrades to enhance accessibility, safety, and connectivity for the Fishponds and Hillfields community. We set out some of the broader improvements that will be made below and in the cross-section of Goodneston Road to the right.



New pedestrian and cycle routes to provide safer, more direct links between Timber Mills, Lodge Causeway, and the Railway Path, reducing local congestion.



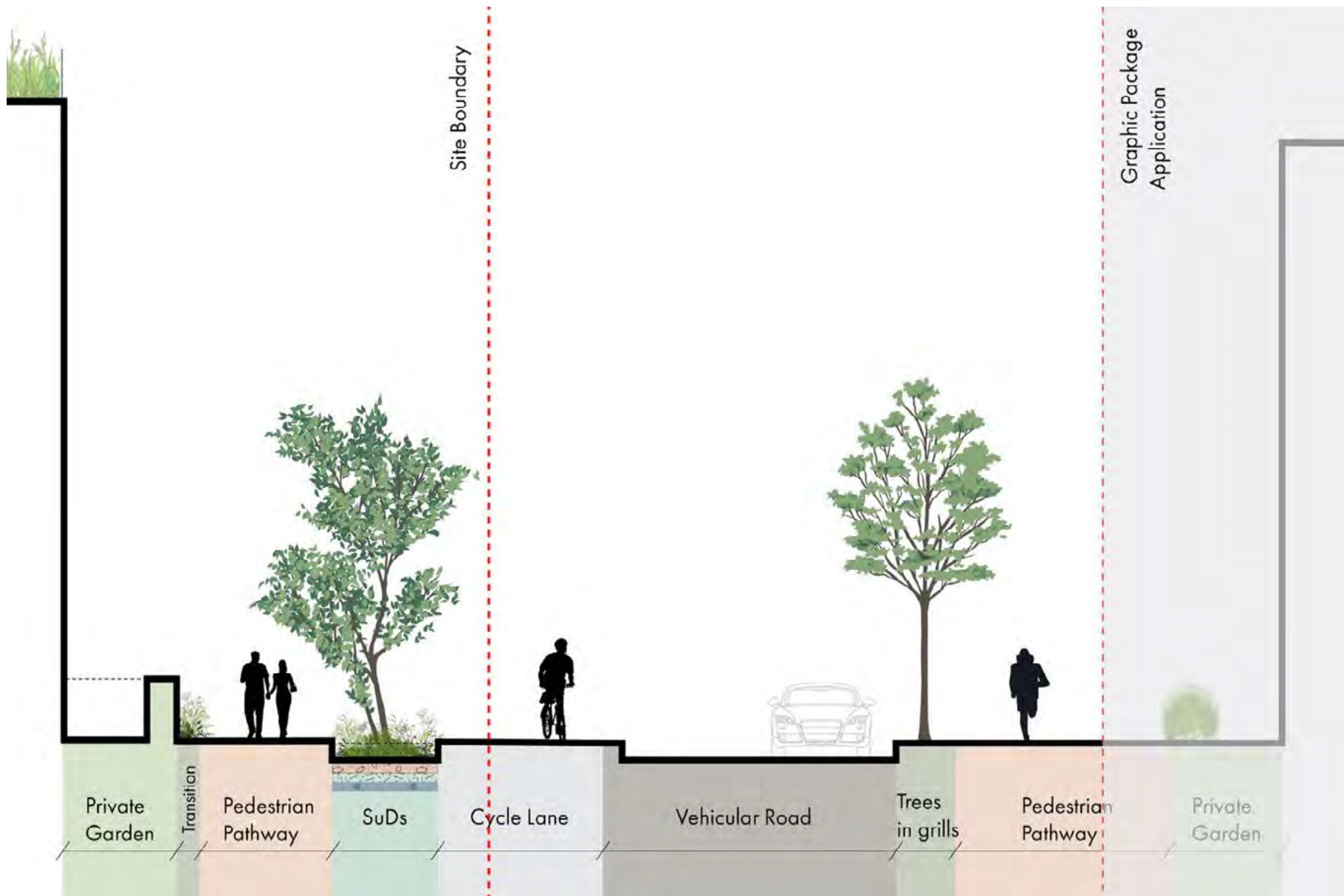
A central Greenway running through the site to offer a safe, green route for pedestrians and cyclists living or visiting the neighbourhood.



Tree-lined bike routes and pedestrian paths to create a welcoming environment.



Vehicle access and parking designed to prioritise pedestrian safety.



## Wider transformation of the network

Atlas Place requires the road, pedestrian, and cycle network around the existing neighbourhood to change to accommodate more homes, services, and people. Bristol City Council is leading the design work on these, which include adjustments to Filwood Road, near the railway bridge. Other proposals may also be required, including on Lodge Causeway to fuse new cycle and pedestrian routes with how the existing road functions.



## What is Castel's role in this transformation?

We will work with the Council to identify where we can support their proposed improvements with our scheme. However, the individual schemes needed to support Atlas Place are unlikely to be part of our planning application. Today, you can provide feedback on some of these schemes that we will pass on to the Council.

## Site access

Vehicle access will be provided via two new junctions on Goodneston Road, designed in collaboration with Bristol City Council. These junctions will prioritise pedestrian and cycling movement in line with the Atlas Place Masterplan, ensuring a safe and seamlessly connected streetscape.

## Filwood Road improvements

The area around the Filwood Road railway bridge is a known bottleneck, and with more homes planned, traffic and safety concerns will grow. The Council's designs would require land from our site to widen the road, provide parking for the homes on the eastern side of Filwood Road, and other improvements to make transport flows smoother and safer.



**Should the Council's final designs require a portion of our land on the boundary of Filwood Road, we would provide it.**



## Tell us what you think:

- What road/ pedestrian/ cycle network improvements would you like to see to respond to the change proposed at Atlas Place?
- Would the possible changes at Filwood Road improve transport flows and safety?
- How much do you value an improved cycle network?



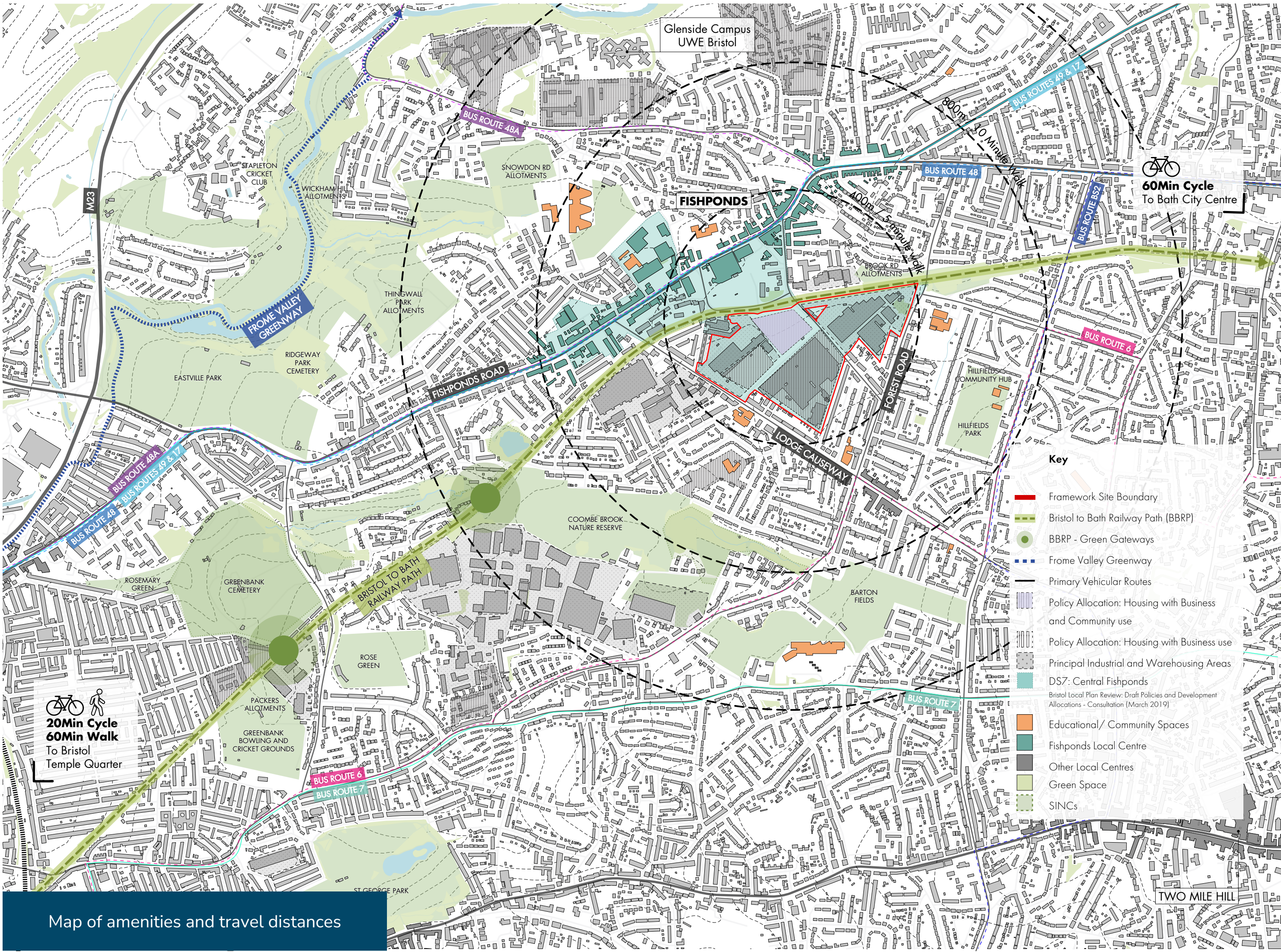


# Getting around quickly with sustainable travel



We know traffic congestion is a real issue in Fishponds, and relying on a car can be frustrating. Timber Mills will make it easier to get around quickly and sustainably - not just for new residents, but for the whole community.

By funding public transport improvements, creating safer cycle routes, and adding new pedestrian links, we’re helping everyone spend less time stuck in traffic and more time enjoying their neighbourhood.



Map of amenities and travel distances

## Tell us what you think:

- What sustainable transport facilities could we include to encourage more walking, cycling, and public transport use?
- How can neighbourhood streets at the site safely accommodate vehicles, pedestrians and cyclists?



## Making sustainable travel easy for new residents

- By boosting the use of brownfield sites, we can support the regeneration of Fishponds and Hillfields while dedicating more land to green spaces, community facilities, and recreation.
- Compact, well-designed buildings improve energy efficiency, reduce urban sprawl, and lower the environmental footprint.
- Healthy density encourages walking, cycling, and public transport use, reducing car reliance.
- Easy access to Bristol and Bath Railway Path, whose connections provide safe and more accessible walking and cycling routes to the centres of Bristol and Bath.
- Secure cycle parking and storage facilities beyond minimal provision levels.
- Mobility hub(s) providing access to bicycles available for hire, including cargo bikes and trolleys, and a centralised location for deliveries.
- Electric car charging points and Car Club options.

## Enhancing public transport links

We will contribute funding to improve local public transport infrastructure, ensuring our plans for Fishponds and Hillfields are sustainable. These improvements, known as Section 106 obligations, will be agreed with Bristol City Council, focusing on enhancing public transport, promoting sustainable travel, and reducing road congestion.

Examples of improvements that the Council may think are necessary include:

-  Bus stops
-  Secure cycle storage and repair stations

## Car Parking

While our development will make it easier and quicker to get around sustainably, there will be parking for Timber Mills residents to avoid overspill into surrounding streets as much as possible. We will provide c.400 secure parking spaces under buildings which will be allocated to Timber Mills residents, alongside c.40 external parking spaces for residents, and some external visitor parking spaces.

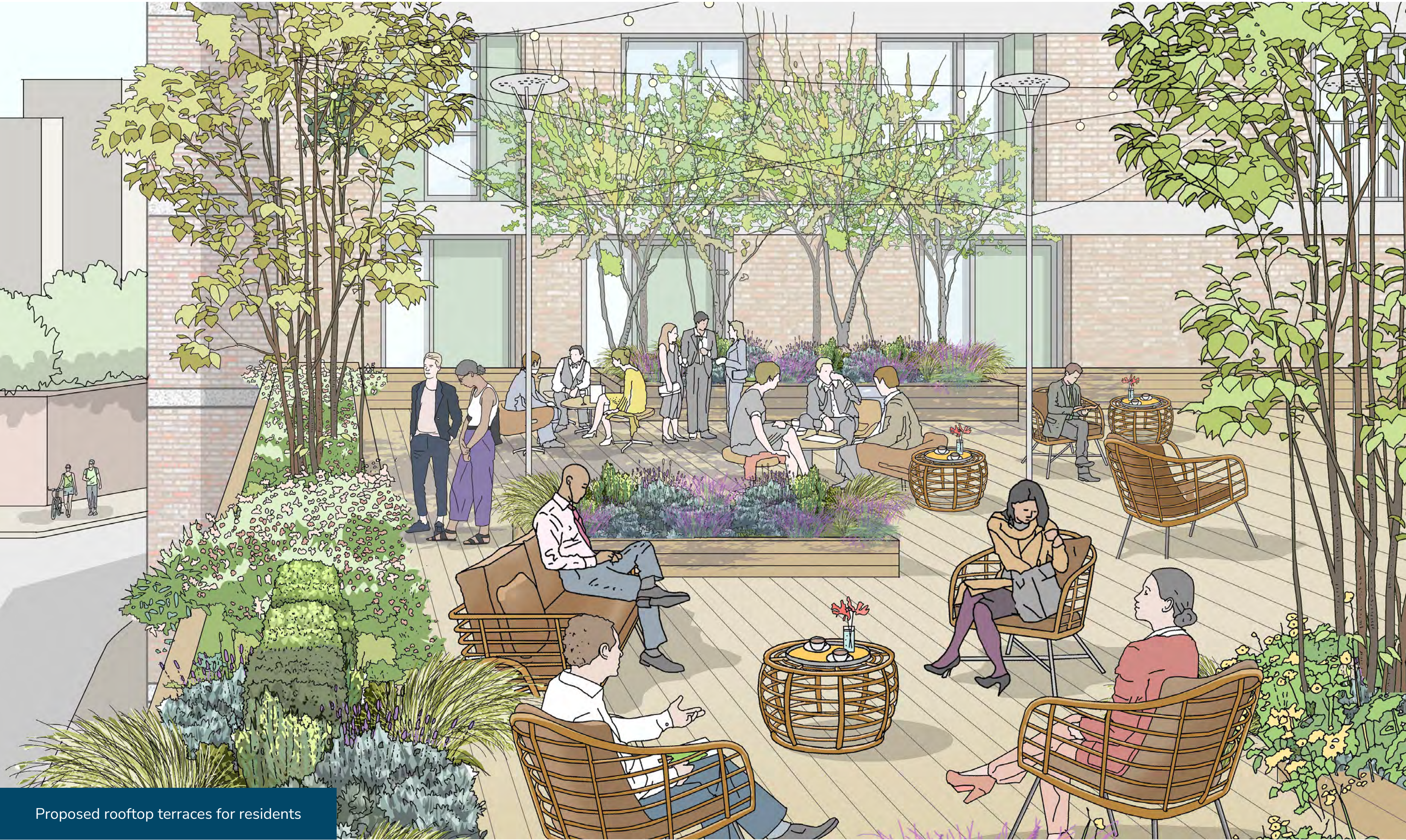




# Embedding nature into the site



For the first time, nature will take root at Timber Mills. Our plans will turn this underused industrial site into a green, vibrant community with tree-lined streets, gardens, green roofs, and natural spaces to boost biodiversity and well-being in Fishponds and Hillfields.



Proposed rooftop terraces for residents



**Nature based entry points from the site**  
Creating welcoming entry points where nature meets the city, with greenery, accessible paths, and spaces to relax and connect.



**Enhancing the Bristol and Bath Railway Path**  
Creating welcoming entry points where nature meets the city, with greenery, accessible paths, and spaces to relax and connect.



**Pocket parks**  
Small, accessible green spaces for people to relax, exercise, and grow food – bringing nature closer to everyday life.



**Create a Greenway through the site**  
A tree-lined route connecting homes, businesses, and public spaces, with natural play areas, shaded spots, and eco-friendly cooling solutions.



**A green spine for Timber Mills**  
A pedestrian-friendly corridor linking Lodge Causeway, Goodneston Road, and the Bristol and Bath Railway Path, featuring trees, green spaces, and sustainable elements to encourage walking, cycling, and social interaction.



**Energy-efficient design**  
Sustainable building materials and smart energy use to reduce our carbon footprint.



**Sustainable drainage systems**  
Green spaces that absorb rainwater, reduce flood risks, support biodiversity and provide amenity spaces.



## Tell us what you think:

- Which natural features should be included to enrich Timber Mills, Fishponds and Hillfields?
- What should the site's gardens and pocket parks should include to encourage use?



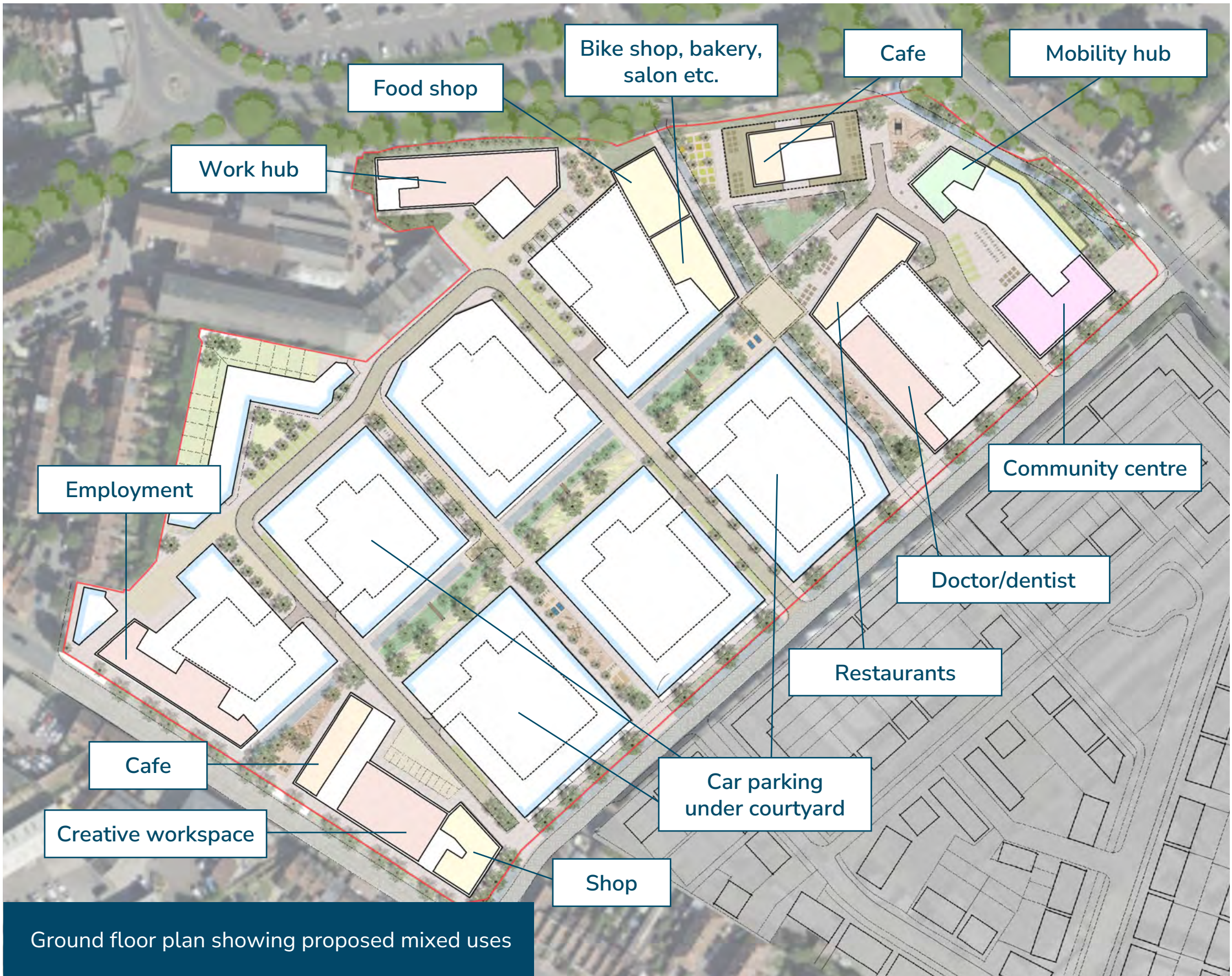
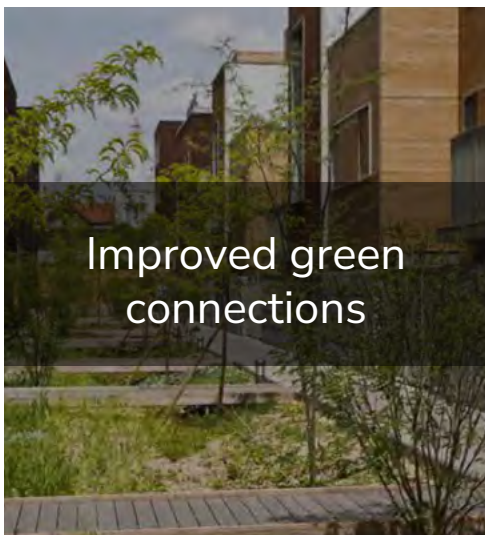
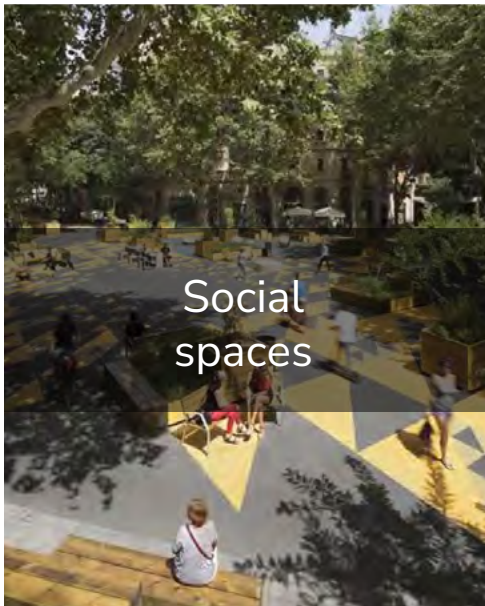
# Investing in community life and local services



A great place to live needs more than homes – it needs local businesses, services, and spaces where people can work, shop, and come together. Timber Mills will support Fishponds and Hillfields by creating new opportunities for businesses, jobs, and essential community facilities.

## New spaces for businesses and the community

-  **Cafés and restaurants:** Places to meet, eat, and bring life to the neighbourhood.
-  **Spaces for independent businesses:** Supporting local traders, retailers, and entrepreneurs.
-  **Creative workshops and flexible workspaces:** Affordable, adaptable spaces for freelancers, makers, and small businesses.
-  **An NHS facility:** Potential for a new GP surgery or dentist to serve the local community.
-  **A mobility hub:** Offering bike hire, shared transport, and parcel collection points to support sustainable travel.
-  **Convenient food shops:** Providing easy access to everyday essentials.



## Financial contributions to local public services

Through Section 106 agreements and Community Infrastructure Levy contributions, Timber Mills will also provide funding to support essential services in Fishponds and Hillfields, helping both new and existing residents. Contributions are decided by the Council with consideration to development viability, but they could include:

- **Funding for local schools** – Supporting additional school places where needed.
- **Investment in public libraries** – Helping to improve existing facilities.
- **Community centre funding** – Upgrading an existing facility or contributing to a new one.
- **Additional NHS services** – Helping to provide more GP and dentist places.



## Tell us what you think:

What type of shops, services and community spaces would you like to see here?





# Timeline and next steps



We have set an ambitious timeline to ensure that Fishponds and Hillfields residents get to benefit from our plans as early as possible. Today’s public engagement is the start of a conversation with the community – not an end point.



## Timeline for development



## Next steps

There are lots of ways you can contribute to our proposals:

- Fill in a paper feedback form – please leave us your email to be updated about our scheme as it progresses.
- Complete our online feedback form – scan the QR code below to the right.
- Visit our website – [www.tmfishponds.co.uk](http://www.tmfishponds.co.uk)
- Get in touch with us at [timbermills@jbp.co.uk](mailto:timbermills@jbp.co.uk) or on **0800 130 3270** – our helpline is open Monday to Friday, 9:00am to 5:30pm, with an answerphone service operating outside of these hours.



The deadline for the submission of feedback is Friday 11 April 2025

