



# **A No-Nonsense Guide to the Redcatch Quarter Development**

**(and why Knowle Deserves Better)**

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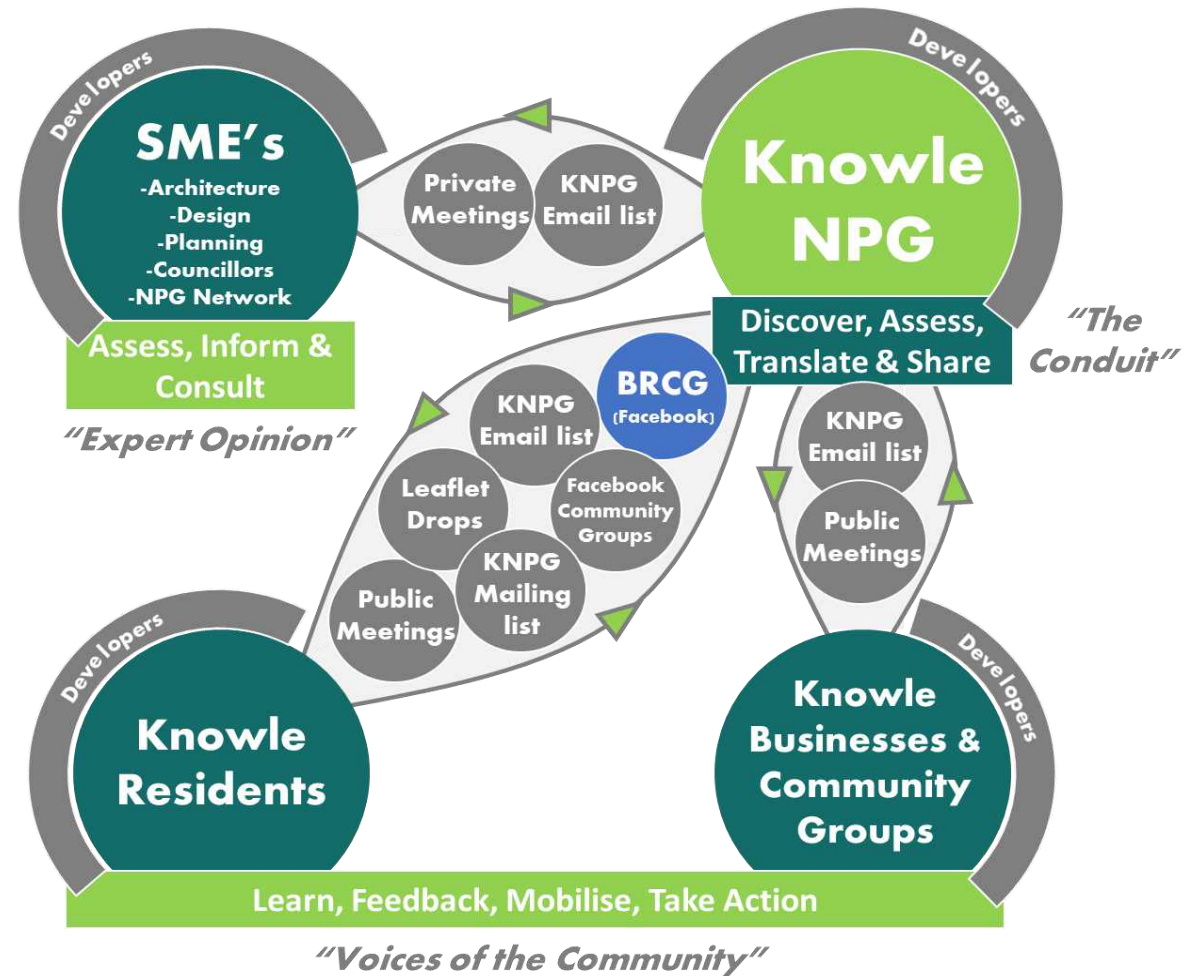
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**Who are KNPPG?**

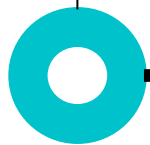
KNPG an independent, apolitical and voluntary group of local residents, working to get better community involvement in planning decisions in Knowle.

As a Neighbourhood Planning Group we get earlier access to development plans and we use this to encourage greater collaboration/ input with developers.

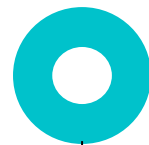


# KNPG timeline

A community meeting organised by Ryde Road residents in November 2018, kickstarted a local movement around the Broadwalk redevelopment.



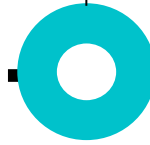
2018



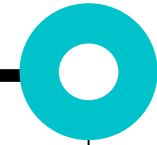
2019

Knowle Neighbourhood Planning Group (KNPG) was officially established in July 2019.

KNPG receive the pre-application plan from developers to review and feedback on in Oct 2021



2021



2022

KNPG continue to share all information to the local community through flyers, press and local meetings, to ensure they are fully-informed.

# Some of KNPG's work to date

12 Storeys 800+ Flats 389 DPH 'Superdensity' 7% Affordable Homes

[Tinyurl.com/KnowleDeservesBetter](http://Tinyurl.com/KnowleDeservesBetter)

Broadwalk Redevelopment Community Group

Private group · 10K members

Join

Write something...

Photos/Videos Room

Featured

Velen Evans · 5 September at 16:22  
Many of you have asked us how you can help regarding the Broadwalk.

Laura Chapman shared a link · 5 September at 16:22  
Ok guys, meeting times... KNPG have been working hard behind the scenes and today we launch our campaign. We are...

12 Storeys 800+ Flats 389 Residents

Knowle, it's your time to

## KNOWLE, HAVE YOUR SAY ABOUT BROADWALK!

Time is running out for Knowle residents, businesses and community groups to provide feedback to the Broadwalk developers on their latest proposal. You have until **Friday 26th March** to submit your response. email: [hello@redcatchquarter.com](mailto:hello@redcatchquarter.com)

**WHAT WE KNOW SO FAR**

**800+ homes**  
The new proposal is for over 800 1, 2 & 3 bedroom flats. Nearly double the previous scheme of 420 homes.

**75% reduction in retail and community space**  
The current proposal would reduce existing retail and community square footage by 75%, despite the 1,800+ increase in local residents.

**12 storey high tower blocks**  
The tallest parts of the development would be 12 storeys high (approx 36m). For context, Broadwalk is currently 5 storeys at its highest point.

**300 parking spaces**  
There will be circa 300 parking spaces in underground car parks to accommodate both residents and visitors.

Published by Knowle Neighbourhood Planning Group  
[www.knowle.org.uk](http://www.knowle.org.uk)  
Powered by Neighbourhood Planning

KNPG

## KNOWLE DESERVES BETTER IMPORTANT REDCATCH QUARTER UPDATE

A planning application for Broadwalk has now been submitted to Bristol City Council (BCC) Knowle Neighbourhood Planning Group (KNPG) are currently reviewing the plans and will be sharing our findings at our next monthly meetings on 30th Sept & 7th October (see below for info).

Our first reaction however is that Knowle (Councilor Burt) - writing his welcome statement of Broadwalk, (the proposal plans are too high and too dense and go against BCC's own planning policies, to the detriment of local residents).

Over the coming weeks we'll share our concerns via our mailing list and Facebook group plus whether you wish to respond to the plans read off publicly.

**WHAT WE KNOW SO FAR**

- 12 storeys high
- 877, 1 & 2 bed flats
- 3,000+ increase in residents
- 7% affordable homes (BCC policy is 30%)
- 42% reduction in retail and community space (KNPG wants 100 DPHs for Knowle, the ward is currently serving 76 DPH)
- 300 parking spaces in total (30 residential & 267 public use)
- 67% reduction in retail and community space
- 40% reduction in public space
- 10% reduction in public space

SEE THE PLANS FOR YOURSELF

## KNOWLE DESERVES BETTER TOO HIGH. TOO DENSE.

KNOWLE NEIGHBOURHOOD PLANNING GROUP

Bristol.Live · 2 September at 07:11

A new 'town centre' is planned in South Bristol with shops and flats

BRISTOLPOST.CO.UK

Only a small fraction of 'Redcatch' The Broad Walk Shopping Centre

Louise Herbert and 46 others

Like

Tristan Cork shared a link · 2 d ·

The people of Knowle are happy that investment is going to transform the Broadwalk Shopping Centre into something entirely new, but say what's planned is just TOO big, too much Today's Sunday long read - check it out:

BRISTOL.LIVE · 9-MIN READ

The battle for the soul of Knowle is just getting started

BristolWorld · 13 September at 12:00

More than 800 flats will be built if the development goes ahead

BRISTOLWORLD.COM

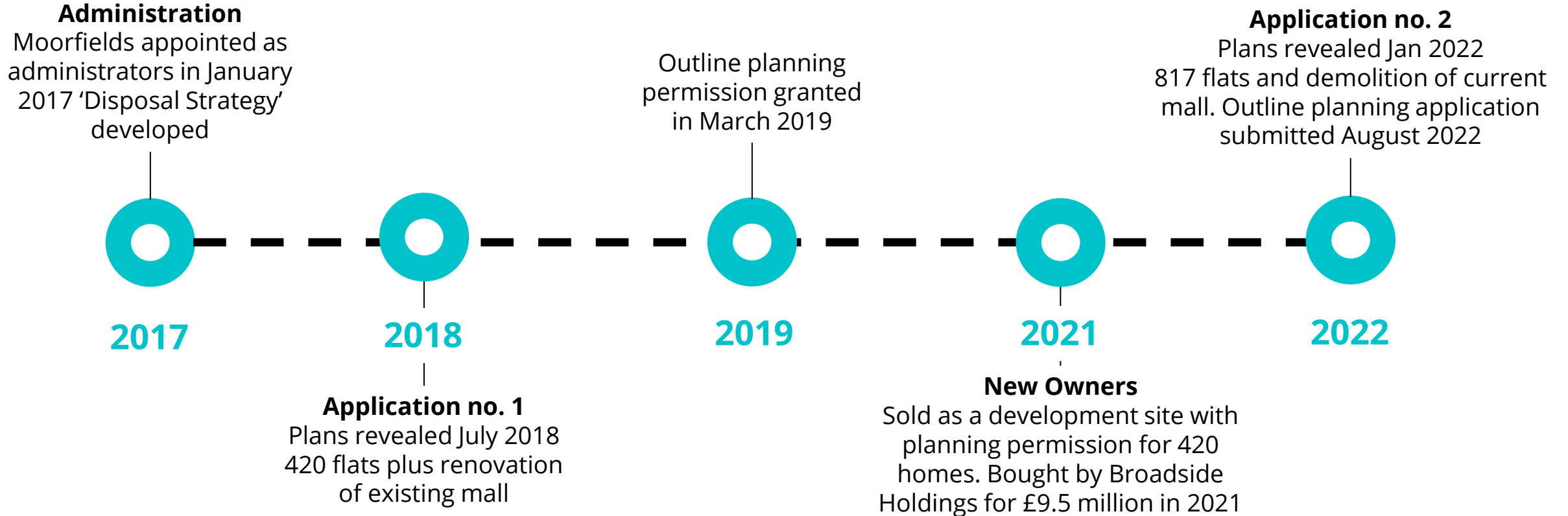
Hundreds sign petition over planned Broadwalk development in Knowle

7 comments



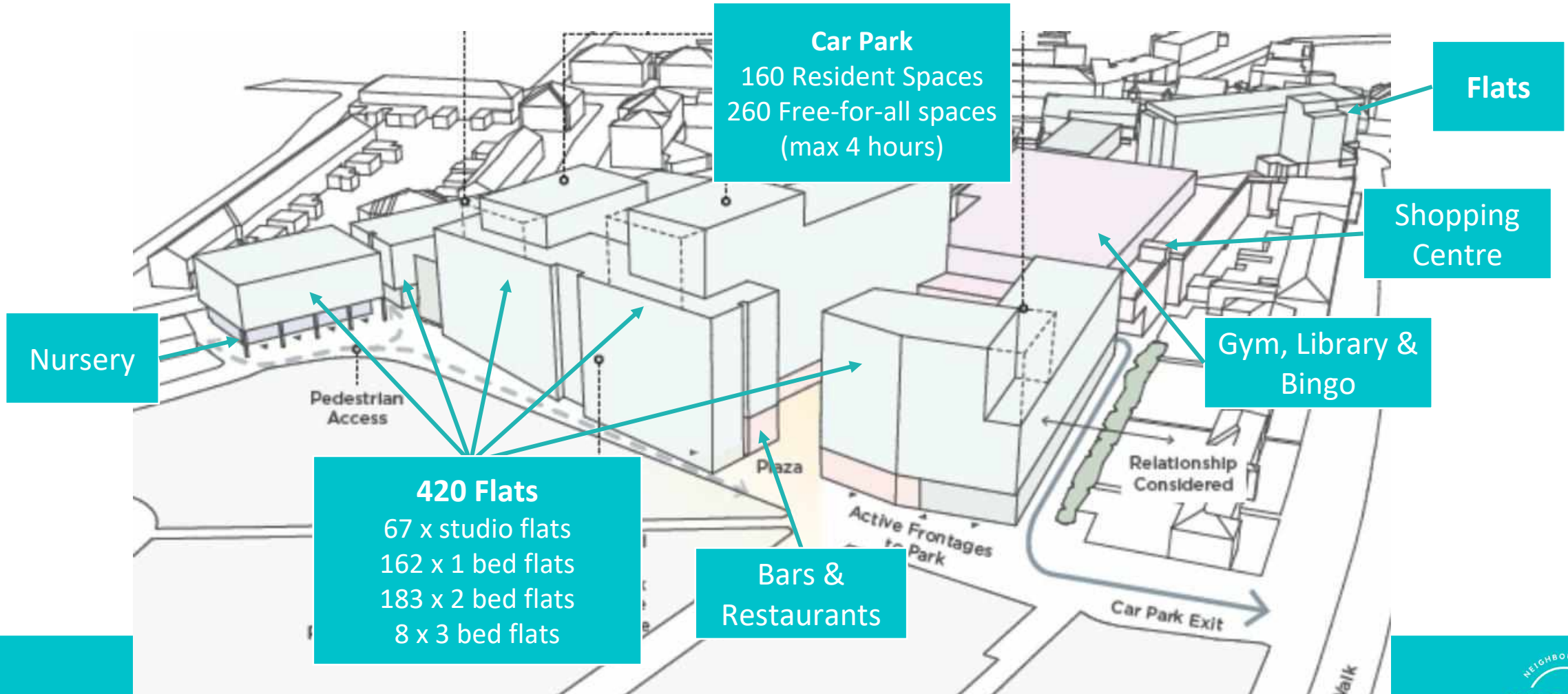
# The Broadwalk story so far...

# The Broadwalk timeline





# The 2019 Development - Overview



# Key issues with the 2019 development

1. Inappropriate height and density for Knowle's 2-storey Victorian & 1930's neighbourhood
2. Failure to meet BCC's 30% target for affordable housing target
3. Local services & parking provision stretched by additional population
4. Overlooking & overshadowing of nearby residential properties
5. Surface level 'rejuvenation' of shopping centre was not a long-term solution for Broadwalk



# The 2022 development: What are the facts?

**The Redcatch Quarter  
development is not a revamp  
of the approved 2019 scheme  
and should be judged entirely  
on its own merits.**

# 2022 vs. 2019 what are the differences?

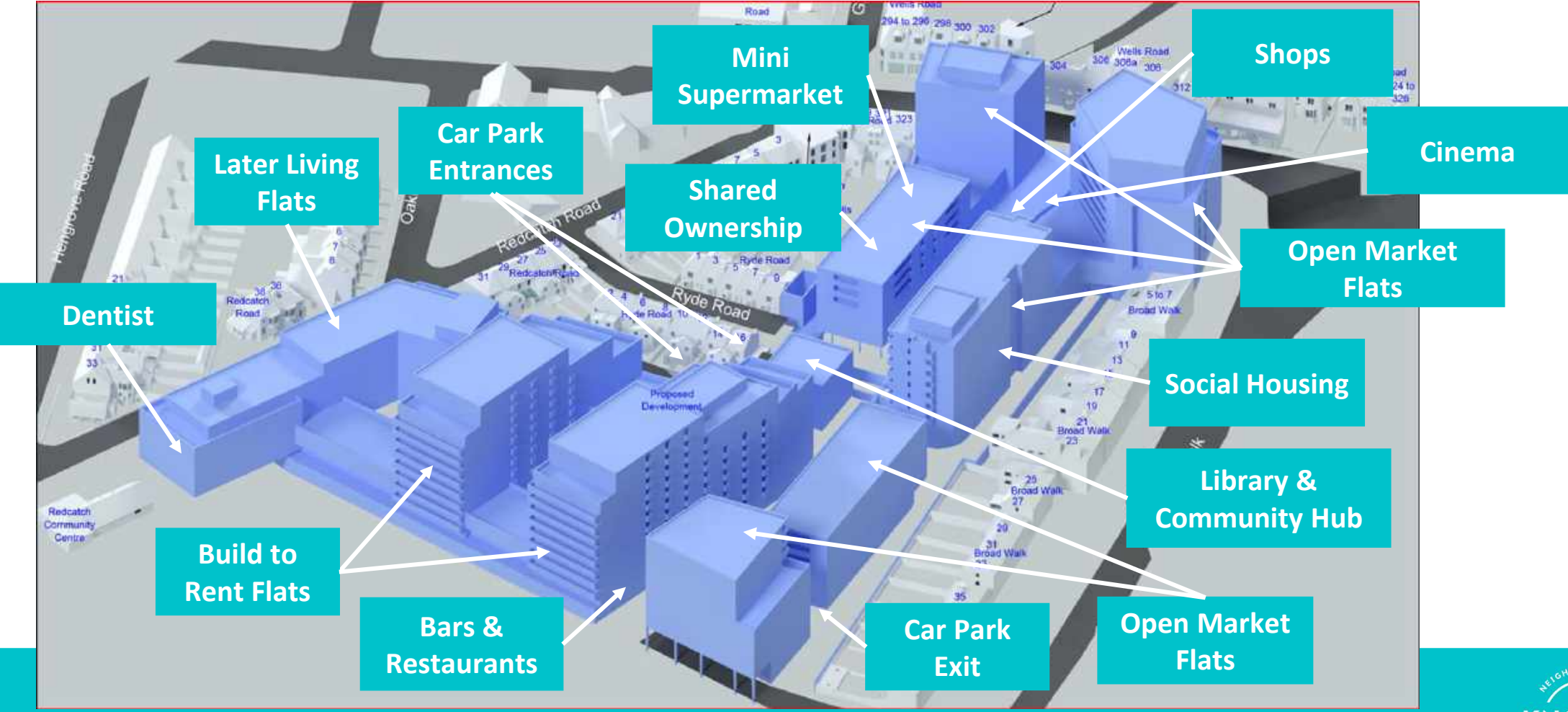
1. Knocking down entire shopping centre with loss of local retail facilities for 24+ months during build
2. 100% increase in residential units – from 420 to 850
3. Zero provision for leisure facilities (2019 scheme retained 2,500 m2)
4. 1000+ new residents compared to 2019 scheme
5. Further increase in density above the hyper-density threshold from 389 DPH to 428 DPH
6. Publicly-accessible car parking reduced from 240 free to use spaces to 98 pay & display
7. Reduction in affordable housing from 13% to 7%
8. Introduction of 300+ Build-to-Rent units
9. No guaranteed units for current Broadwalk tenants
10. Smaller residential units, barely meeting minimum regulations (some only fitting one single bed)
11. Recent reductions in public transport services throughout south Bristol makes reliance on public transport less viable
12. Pandemic-stretched local services (GPs & MyDentist especially) already struggling to support existing residents
13. Ryde Road to be surrounded with tall buildings on 2 sides, not just one and go from a quiet cul-de-sac to a pedestrian and vehicle thoroughfare.

# A development twice the size



This time the whole site is being developed, increasing the number of flats from 420 to 850

# The 2022 Development - Overview



# View from Redcatch Park



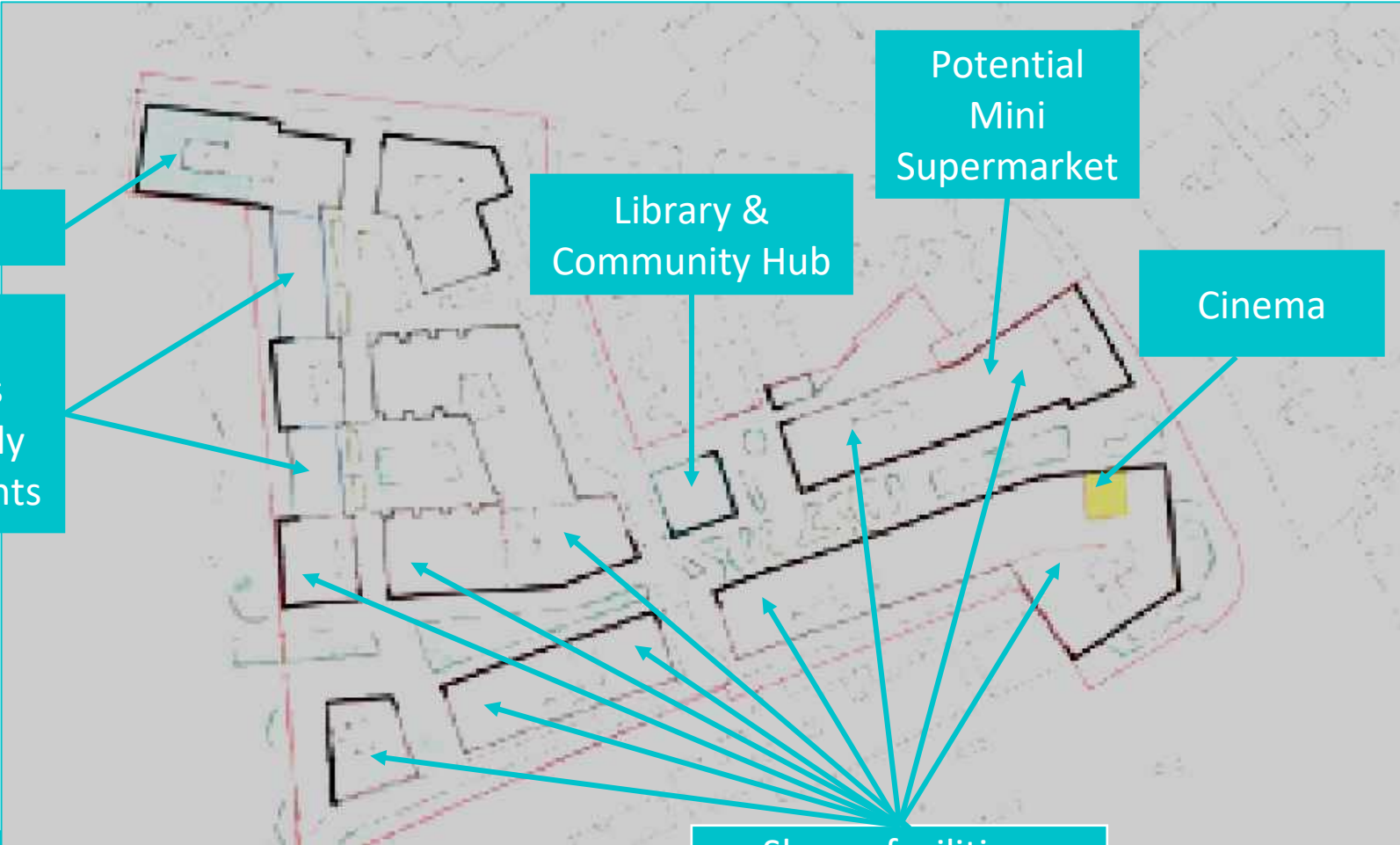


# View from A37 & Priory Rd Junction



Due to ground level being higher at this point, this 10 storey block will be the highest point of the development.

# What shops & facilities will we have?



Dentist

Private facilities exclusively for residents

Library & Community Hub

Potential Mini Supermarket

Cinema

Shops, facilities, restaurants & cafes

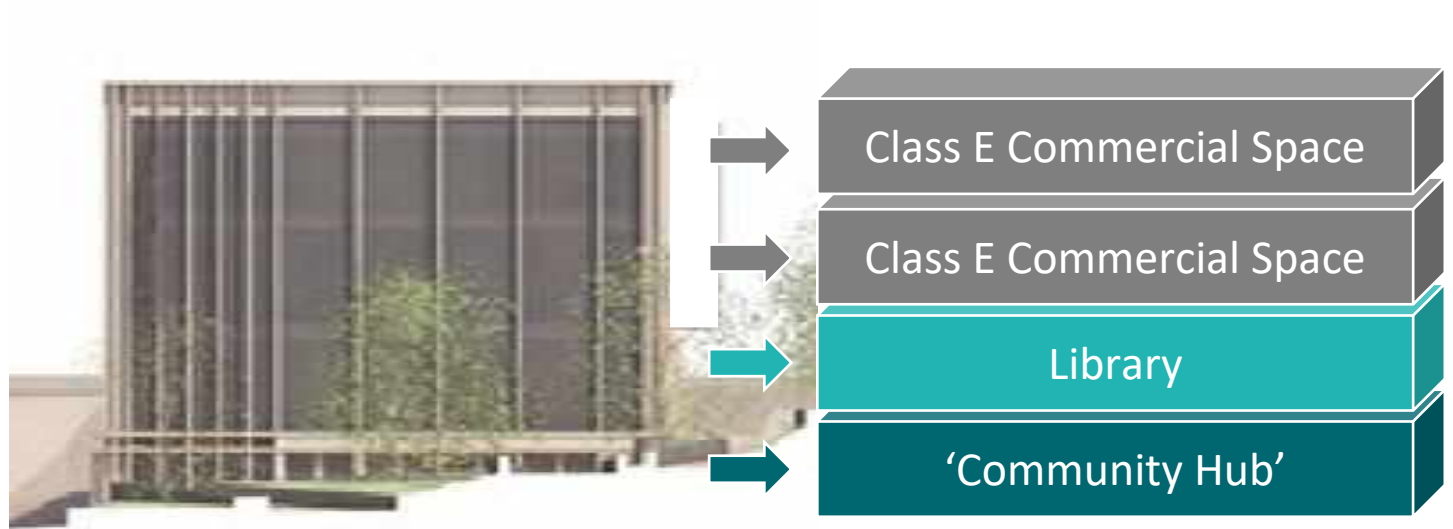
No commitments are being made about which shops, facilities, restaurants & bars will be included. There is a 'let the market decide' approach

# What is happening with the current shops?

- All leases are being wound down & won't be renewed when they expire
- All Broadwalk tenants will have to close when demolition begins. Approx 420 FTE jobs affected
- Temporary homes may be found for some businesses, but that is not guaranteed
- Chain stores are expecting to be relocated, or their staff redeployed to other stores
- Some shops have had conversations about having a spot in the new development (Holland & Barrett)
- Independent businesses are expecting to have to cease trading and lay off staff (e.g. Singar beauty)
- It looks unlikely there will be any units big enough for Bingo 3000, iPlay or Snooker City in the new development
- There is no current retail strategy to ensure a good mix of shops in future – the developers are opting for a “Let the market decide” approach

# What is a Community Hub?

The short answer... no one really knows! Class E space can be used for many forms of retail & food/bev establishments, so the planning application doesn't make any firm commitments about how the top 2 floors will differ to the rest of the Class E shop units.



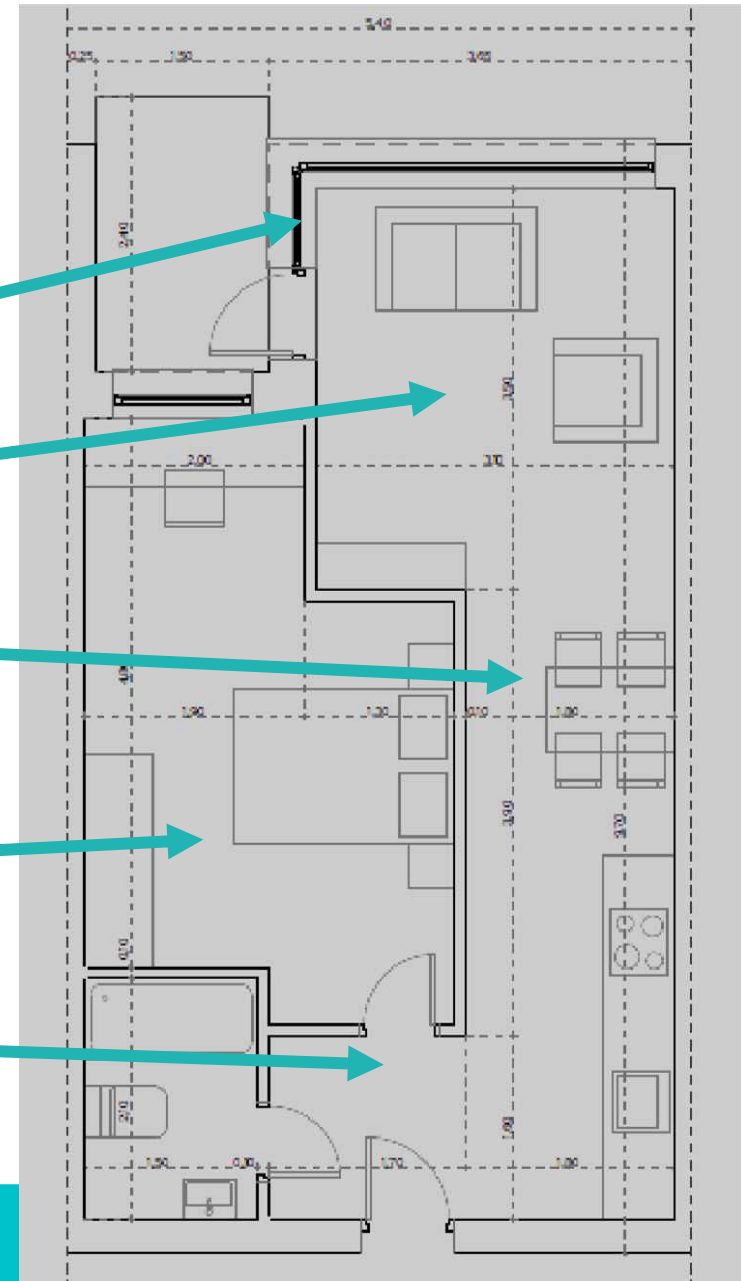
# What is the accommodation like?

Most units are **only a fraction larger than the legal minimum standards.**

	Unit Numbers	%	Size (Sq Meters)	Minimum Size (Sq M)
House	1	0%	90.0 m <sup>2</sup>	93 m <sup>2</sup>
1B1P	158	19%	44.0 m <sup>2</sup>	39 m <sup>2</sup>
1B2P	408	50%	51.1 m <sup>2</sup>	50 m <sup>2</sup>
2B3P	89	11%	63.4 m <sup>2</sup>	61 m <sup>2</sup>
2B4P	161	20%	73.0 m <sup>2</sup>	70 m <sup>2</sup>
<b>TOTAL</b>	<b>817</b>			

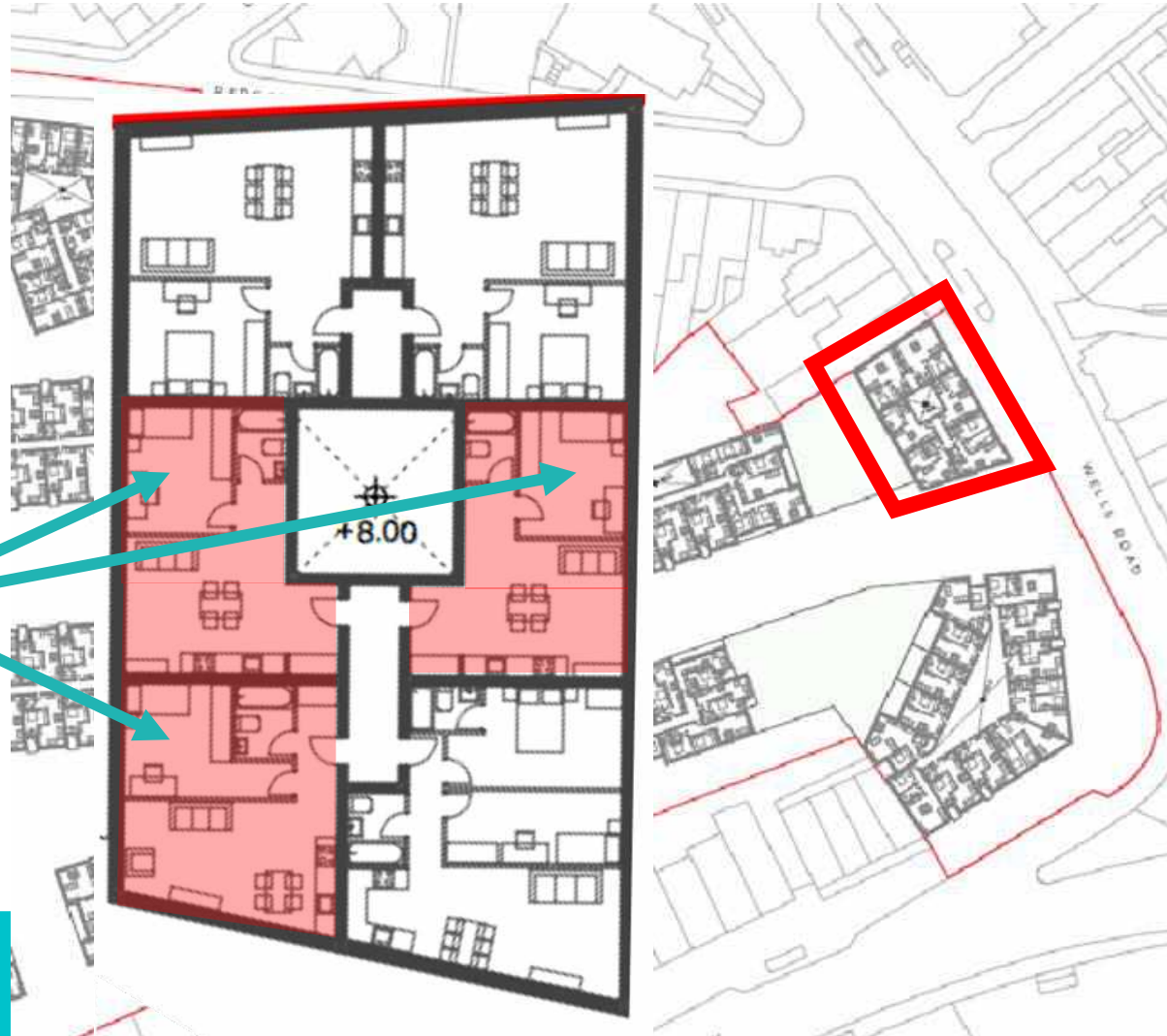
# Example floor plan

- The single-aspect north-facing flat is so dark the external wall has to be almost entirely glazed
- The living room is too small (10ft x 11.5ft) to accommodate 2 small sofas
- This dining area is only 1.8m wide, yet is supposed to be wide enough for a 4-person table while leaving enough room to also function as the main corridor
- The master bedroom is awkwardly shaped with little room for furniture
- People coming through the front door will be greeted by a solid wall immediately in front of them



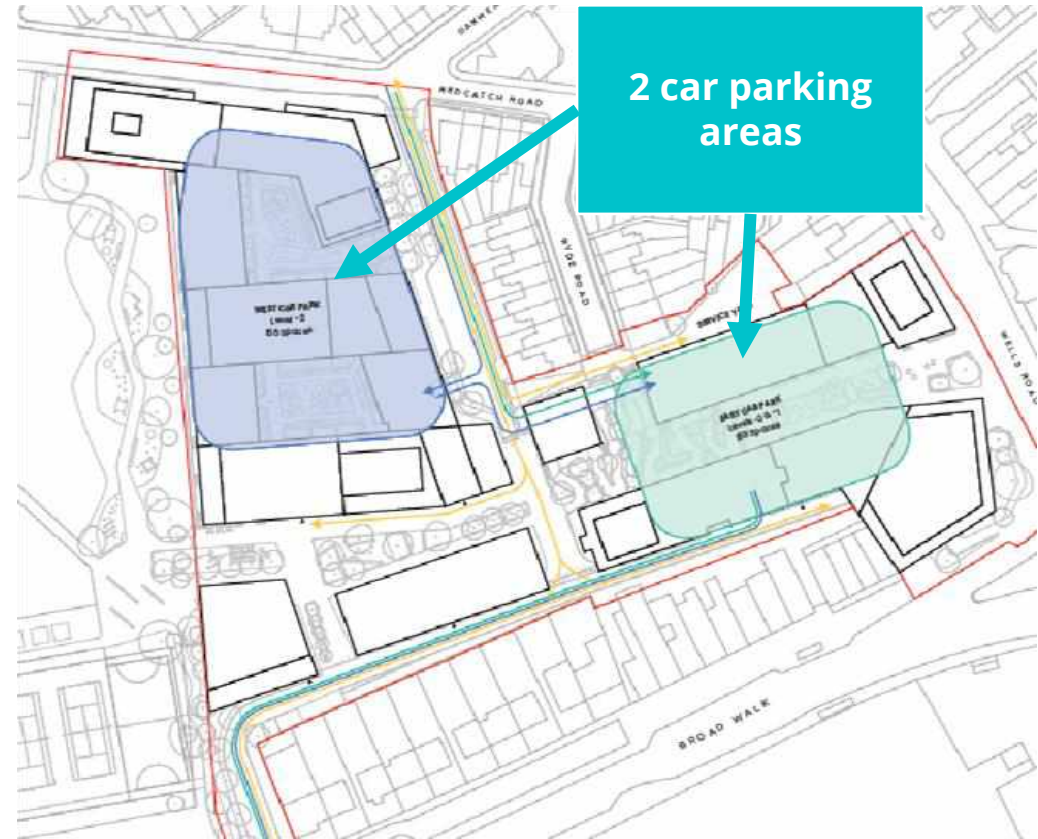
# Likely open market accommodation

Not even enough room for a double bed in the master bedroom of these 3 flats.



# Where will residents and customers park?

- 210 car spaces & 1,100 cycle spaces for approx. 2000 residents
- 33 cycle spaces for approx. 480 FTE members of staff
- 98 car spaces & 52 cycle spaces for all customers & public





# Traffic, noise pollution & security

## Broad Walk



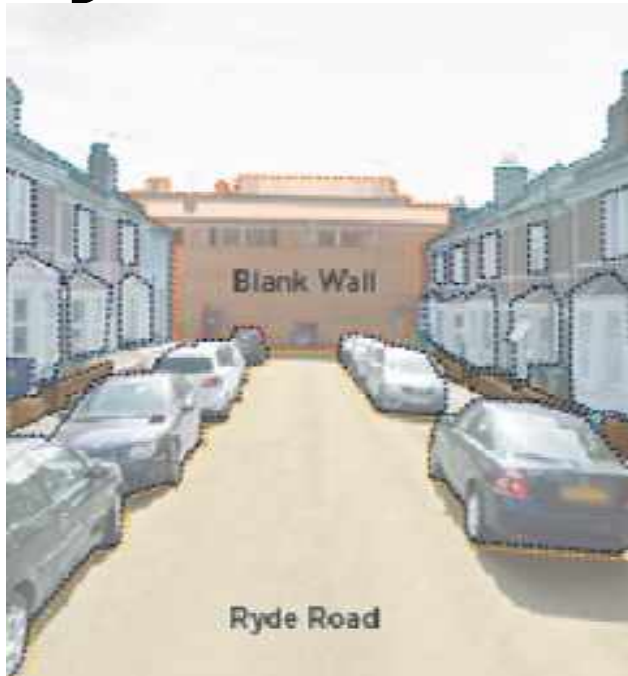
To be opened up & transformed from a quiet, secure lane, to the primary vehicle exit route for all residents, visitors, deliveries & HGVs

## Ryde Road



Instead of turning right in front of Energie Fitness, all cars will now drive all the way past the back of Ryde Road before entering the car park

# Pedestrian noise pollution & security: Ryde Road



From a quiet, 2-storey private  
cul-de-sac...



...to a major access point for shoppers and  
residents, surrounded by tall buildings on 3 sides!



# 2022 Development: KNPFG's Concerns

# KNPG's top five concerns

1. Height of residential units
2. Density of Residential Units
3. Loss of town centre facilities
4. Lack of affordable housing
5. Lack of parking for residents, leisure and retail

# 1. Height of residential units

To fit 817 flats into this hyperdense scheme, tall buildings have been unavoidable. Since January, the flats have been reconfigured to make the scheme less 'blocky', but this has been done by adding more tall buildings around the site.

The 4 tallest being:

- 2 x 12 storey between Redcatch Park and Ryde Road
- 10 storeys on the corner of Priory Rd & the A37
- 10 storeys behind the homes on Broad Walk.

Despite promises from the developers that they would share CAD 3D Models with local residents as part of the application, we are yet to see proof that these tall buildings won't be overbearing and out-of-keeping with the local 2-storey environment.

And that they won't cast huge shadows over the park and nearby houses, particularly Ryde Road, Redcatch Road & Hengrove Road.

Equally, evidence suggests that high-rise building above 6 storeys are much less energy efficient to build and run.

# Broadwalk today

In Knowle's 2-storey neighbourhood, Broadwalk already sticks out like a sore thumb

The car park and front tower are 2 to 3 times taller than the surrounding homes and high street.



# The proposed heights

Knocking it down and building twice as high does not seem sympathetic to the local character of Knowle.

The development will not only be visible from Knowle but, as one of the highest parts of Bristol City, will be seen from miles around.



**Red = Existing planning permission (2019)**

**Blue = New plans (2022)**

# Before and after - Greenmore Road



View 1 - Proposed + Consented



# Before and after - Wells Road



View 2 - Proposed + Consented

# Before and after - Kingshill Road



View 4 - Proposed + Consented

# Before and after - Broad Walk



View 5 Proposed + Consented

# Before and after - Redcatch Park



View 6 - Proposed + Consented

# Before and after – Wells Road Bus Stop



View Ba - Proposed + Consented

# High-rise buildings will cast long shadows, even on the longest day



8am on Midsummer's Day



12pm on Midsummer's Day

NB: In the absence of shadow visualisations from the Developers, these have been created by a local resident. They are illustrations and not precise maps. They can be rightly criticized for treating the terrain as completely flat with no hills or slopes. Also they do not show the shade from existing buildings and how the shade being modelled interacts with that. But they are the best we have.

# High-rise buildings will cast long shadows, even on the longest day



4pm on Midsummer's Day



8pm on Midsummer's Day

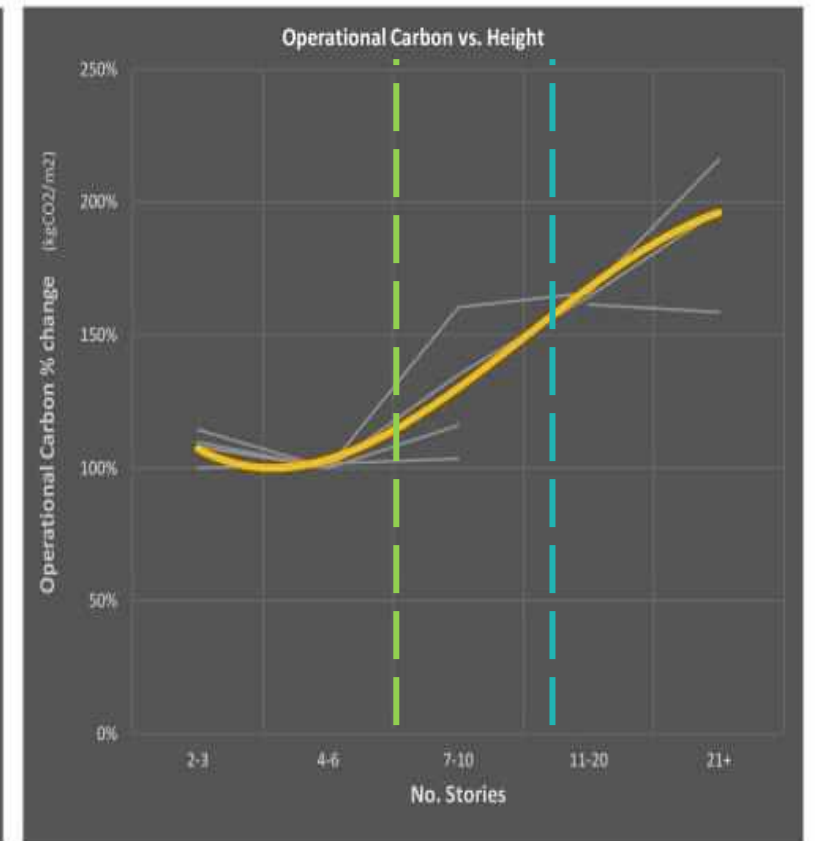
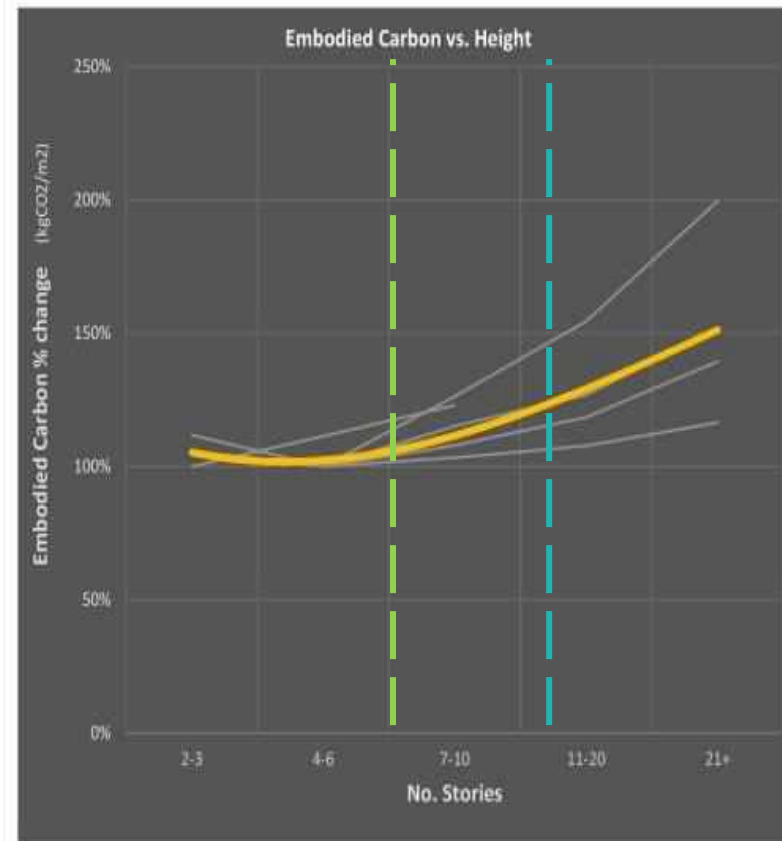
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# High-rise units aren't sustainable

The developers talk about sustainability being top priority, but there is plenty of evidence that buildings over 6 storeys are much less energy efficient, both to build (graph 1, embodied carbon) and to run (graph 2, operational carbon).

The science shows that anything above 6 storeys cannot claim to be green.

- — — 6 storeys
- — — 12 storeys





# High-rise living isn't healthy

*"The literature suggests that high-rises are less satisfactory than other housing forms for most people, that they are not optimal for children, that social relations are more impersonal and helping behaviour is less than in other housing forms, that crime and fear of crime are greater, and that they may independently account for some suicides."*

## Professor Robert Gifford

Est. no. of children living at Redcatch Quarter *	
Age 0-4	52
Age 5-11	25
Age 12-15	8
<b>TOTAL</b>	<b>85</b>

\*BCC Child Yield Calculator

## Create Streets: evidence from controlled studies, 1962 - 2007

Association	Total number of studies	% showing high rise 'bad'	% showing no link	% showing high rise 'good'
Satisfaction with home	12	92%	0%	8%
Levels of mental strain, crowding, stress, optimism	19	66%	21%	11%
Depression and more serious mental health	5	100%	0%	0%
Suicide	4	50%	50%	0%
Behavioural problems for children	5	80%	20%	0%
Levels of crime	6	50%	50%	0%
Fear of crime	2	50%	0%	50%
Pro or anti-social behaviour	5	100%	0%	0%
Levels of social engagement and social capital	16	75%	13%	13%
Children's' progress in high-rise	11	91%	9%	0%
<b>Total</b>	<b>85</b>	<b>78%</b>	<b>12%</b>	<b>11%</b>

Source: Create Streets Research, Gifford, Vancouver Foundation

# High-rise units and fire concerns

Fires and the risk of fires in high-rise units continue to make headlines across the UK.

Concerningly, **Avon Fire & Rescue Services' ladders only extend to nine storeys** compared to those in London which have a height of 20 storeys.

**The Service has said their ladders are used to aid rescues "where they can".**

Whilst we are told newer flats are designed so that residents should remain in their rooms and wait to be rescued, it is understandable why residents are reluctant to trust this advice.

<https://www.bbc.co.uk/news/uk-england-bristol-63046134>

## Bristol fire: Tower block residents demand better safety measures

27 September 2022



Two men escaped after climbing from a 16th floor window but a third fell and died

Residents of a block of flats in Bristol where a man died trying to escape a fire are starting a campaign for better safety measures.

The fire service used turntable ladders, which only extend up to the ninth floor.



Some residents said they did not recall hearing any fire alarms

The service said their ladders, which would not have been tall enough to reach the two men, are used to aid rescues "where they can".

Longer ladders are used in London but are currently not in use in other cities including Bristol.

# 2. Density of residential units

- Knowle currently has a density of approximately 70 Dwellings Per Hectare (DPH)
- Bristol City Council's own Planning Policy, [The Urban Living SPD](#), recommends **120 DPH is suitable for 'Inner Urban' areas like Knowle.**
- Broadwalk developers are proposing a density of 428 Dwellings Per Hectare.
- 817 Flats = over 2000 new residents. A 20% increase in the local population.

Broadwalk Developers are proposing a density of **428** DPH

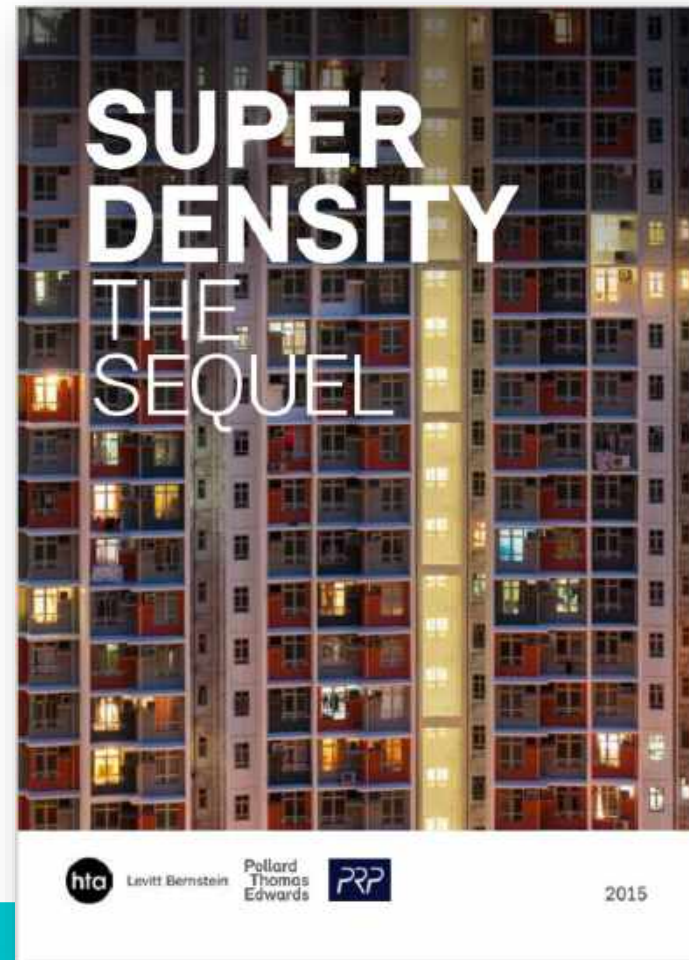
**356%**  
more dense than policy guidelines

**611%**  
more dense than the existing neighbourhood

# Residential 'hyperdensity'

Bristol's Urban Living SPD references the [Superdensity Report](#) - conducted by 4 of the most respected architects and planning authorities in the UK. They found:

- Densities up to 350 homes per hectare could be achieved, however **anything above that should be subject to much more rigorous impact testing.**
- They found that **at these densities it is very difficult to create the conditions that allow mixed communities to thrive.**
- And **that mid-rise (5-8 story buildings) can meet all London's housing needs.**



# Broadwalk vs. other Bristol developments

Looking at 7 other developments in Bristol you can see **all are far below the density level of Broadwalk/the Redcatch Quarter** – the only exception being Finzel’s Reach – a development in the centre of the city and nearly half the number of residential units.

More than 350 DPH is known as ‘hyperdensity’ and is very rare - leading architects recommend against exceeding 350 DPH even in central London, unless in exceptional circumstances.

Category	Development Name	Density (DPH)	# Residential Units	Walking Distance from City Centre
City Centre	Finzel's Reach	460	432	0.4 miles
City Centre	Inivicta Canon's Marsh	204	170	0.5 miles
City Centre	Wapping Wharf	194	194	0.7 miles
City Centre	Quaker's Friar	261	230	0.9 miles
Urban	Paintworks (phase 3)	123	221	1.8 miles
Urban	Junction 3	120	59	1.8 miles
<b>Urban (just)</b>	<b>Broadwalk</b>	<b>428</b>	<b>817</b>	<b>2.2 miles</b>
Outer Urban	Gainsborough Square	100	28	3.5 miles

# 3. Loss of town centre facilities

At present Broadwalk has 20k square metre of retail and community space – inc non-retail outlets like Bingo, Snooker City, Soft Play, Library etc. **The proposed scheme will see this reduced by 57% to 8.8k square metres.**

The developers justification for this is '*there are numerous empty retail units that are unlikely to be let as these no longer meet the requirements of the retailers*' - but is this also because Broadwalk have deliberately not renewed leases in preparation for the redevelopment? For example, Snooker City and Nook are successful businesses, and Broadwalk is Select's top-performing store in Wales & South West.

We are concerned about the lack of commitment to maintain the same volume of social spaces which are crucial to many long-term Knowle residents and a key asset in preventing social isolation. These important congregation spaces look to be lost in the new development.

Developers believe in letting the market dictate which businesses occupy the new retail units. But will this approach ensure that businesses serving lower-income groups are maintained at Broadwalk? Market forces normally result in gentrification. **Will lower-income residents be forgotten?**

# Loss of community & leisure space

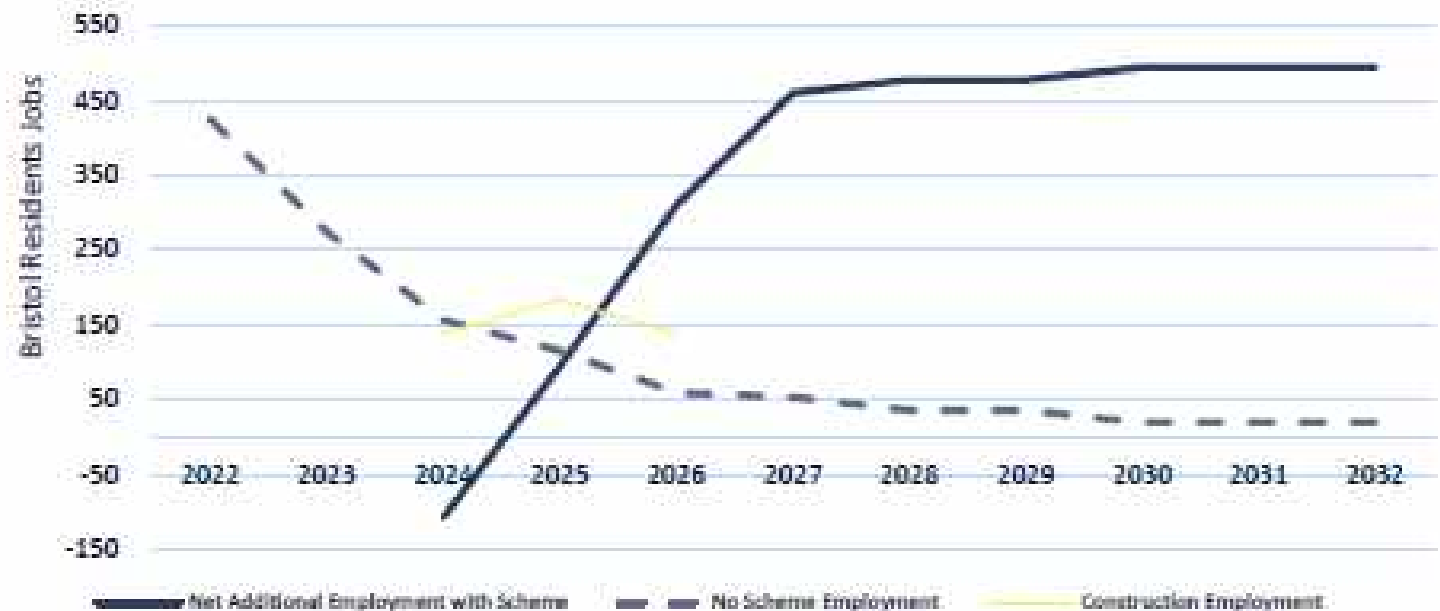
- **63% reduction** in community uses
- **100% reduction** in leisure uses
- Is a cinema & 'Community hub' a fair replacement for snooker, bingo & soft play?

Uses (using pre-2020 classifications, as per the 2018 application)	Existing Site (sqm)	Consented Scheme (sqm)	% Change*	Proposal Scheme (sqm)	% Change*
<b>Total Non-Residential</b>	<b>20,350 sqm</b>	<b>11,500 sqm</b>	<b>-43.5%</b>	<b>Up to 8,810 sqm</b>	<b>-56.7%</b>
<b>Retail A1 (Now E)</b>	11,200	7,450	<b>-33.5%</b>	Up to 7,430	<b>-33.7%</b>
<b>Food/Bev (A3)</b>					
<b>Community use D1 (now F1 &amp; F2)</b>	1,400	1,300	<b>-7.1%</b>	Up to 510 (320 library & 190 general community use)	<b>-63.6%</b>
<b>Leisure (D2)</b>	4,600	2,500	<b>-45.7%</b>	<b>Not disclosed as of 28/04/2022</b>	<b>-100%</b>
<b>Office space (B1)</b>	2,400	100	<b>-95.8%</b>		<b>-100%</b>
<b>Other (Sui Generis)</b>	750	150	<b>-80%</b>	Up to 870 (cinema)	<b>+16%</b>
<b>Car parking spaces (all)</b>	414 (all retail, all free)	420 (160 residential, 20 staff, 240 mixed use free spaces [max 4 hours])	<b>+1.5%</b>	300 (150 resi, 150 paid mixed use)	<b>-27.5%</b>
<b>Car parking spaces (retail/leisure only)</b>	414 free-to-use	240 mixed use, free-to-use [max 4 hours])	<b>-42.0%</b>	150 mixed use, paid	<b>-63.8%</b>
<b>Residential Parking ratio**</b>	N/A	0.38 spaces/unit	<b>N/A</b>	0.19 spaces/unit	<b>-50% (of consented)</b>

# Few new jobs will be created

- When the shopping centre is demolished, nearly **450 jobs will be lost** with no compensation
- When it reopens, 5 years later, the new development will **only create 40-50 additional jobs**

Figure 3.2 Net Additional Jobs



Source: Savills, 2022



# 4. Lack of affordable housing

Bristol is currently in the midst of a housing crisis.

However, only **7% of the new development is affordable housing.**

This goes directly against [Bristol City Council's own Affordable Housing policy](#), in which developments of this nature should provide **30% affordable housing.**

Social Housing	Shared Ownership	Open Market	Later Living	Build to Rent
Rented 'council housing'	Buy a %, rent the rest	Purchase outright (inc private landlords)	Purchase outright for people aged 60+	Rent from the owners of Broadwalk
42 flats	13 flats	307 flats	108 flats	347 flats
<b>5% of total</b>	<b>2% of total</b>	<b>38% of total</b>	<b>13% of total</b>	<b>43% of total</b>

**Affordable housing**

# 5. Lack of parking: residential, leisure and retail

Lack of parking provision for this development is a concern for local residents, with only:

- 210 parking spaces for 817 flats
- 33 cycle spaces for approx. 480 FTE members of staff
- 98 car spaces & 52 cycle spaces for all customers & public

Whilst we appreciate the desire to introduce more environmentally friendly options, this sort of behaviour change doesn't happen overnight and the supporting infrastructure needs to be in place.

- How will South Bristolians access the site in the evenings, if the bus routes continue to be cut? Particularly those with accessibility needs.
- How are staff supposed to get to work if they don't live on a direct bus route and work 9-5pm?
- Where can people park if they want to visit Redcatch Park?
- Is the Wells Road realistically expected to accommodate an extra 1,600 cyclists every day without its own dedicated cycling route?

**Based on our  
independent  
research,  
what's KNPG's  
opinion?**

REDCATCH QUARTER DEVELOPMENT

**KNOWLE  
DESERVES  
BETTER**

TOO HIGH. TOO DENSE.



# What do we want to see instead?

- Reduction in height from 12 to 6 storeys
- Reduction in density to align with BCC's own policy
- Provision of adequate town centre facilities for all socio-economic groups
- Increase in provision of affordable housing in keeping with BCC policy
- Adequate parking and transport provision – particularly in light of reduced bus services



From this...



...to this



# Accept or reject? How to take action

# What are the next steps?

1

## Review the plans and make your own informed decision

Hopefully this document provides some of the key outline detail and issues. We also recommend you take a look at the planning application and **focus on the key areas of most concern to you.**

2

## Submit your comment to Bristol City Council by October 31st

The official deadline for comment was September 23rd, however BCC have assured us we have additional time to comment. We suggest all comments are **submitted no later than Oct 31<sup>st</sup>.**

3

## Attend the Development Control meeting & make a statement

We need as much attendance from local people as possible to read personal statements at the meeting where the final decision will be made.

**Date and time TBC**

# Making your decision

Now it's over to you, to decide how you feel about...

- Up to 850 dwellings on the site
- Approx. 2000+ more residents to Knowle
- Up to 12 storeys blocks
- A density of 428 DPH - significantly exceeding the Hyperdensity threshold
- Reducing the footprint of community units by 64%
- Completely removing Broadwalk's leisure facilities

**Only send a 'Support' decision if you are comfortable with all aspects of the application.**

If you support the development in principle but disagree with any particular element, please 'Object' to this application. But do add a comment saying you support the overall idea and tell BCC your thoughts on: what you like, what you don't and what you'd prefer to see instead.

# Where can you read the application?



On the BCC planning  
portal

[www.tinyurl.com/  
BroadwalkPlans](http://www.tinyurl.com/BroadwalkPlans)



At the council's Citizen  
Service point

100 Temple Street,  
Bristol, BS1 6AG



For additional formats  
(e.g. Braille, audiotape, large  
print, other languages etc)

Call 0117 922 3000



# How to comment on the application



On the BCC planning  
portal

[www.tinyurl.com/  
BroadwalkPlans](http://www.tinyurl.com/BroadwalkPlans)



Via email

Development.management@  
bristol.gov.uk



By letter

Development Management,  
City Hall,  
Bristol City Council,  
PO Box 3399,  
Bristol BS1 9NE

# Writing your comment – opening statement

Start with a quick summary of your overall thoughts, to ensure planners read your comments in the right tone and frame of mind. Show that you are a sensible, empathetic person who has taken time to understand the application and think carefully about your response. For example...

*"I support the principle of redeveloping Broadwalk Shopping Centre (application number 22/03924/P) and think that diversifying the units to include more food and beverage is a wise decision. However, I am concerned about the loss of leisure facilities and other Town Centre uses, and I cannot support the residential aspect of this outline application.*

*I believe that attempting to fit up to 850 dwellings into this small plot represents over-development in terms of density, height and population increase. It is completely out of proportion to the surrounding community and exceeds the hyperdensity threshold.*

*I recognise the housing need in Bristol and I would be in support of the residential proposal if its height was capped at 20 meters or 6 storeys."*

# What **can** you comment on?

- ✓ Layout and density
- ✓ Loss of light or privacy
- ✓ Government policy
- ✓ Overshadowing on your home
- ✓ Highway safety
- ✓ Traffic and parking
- ✓ Noise
- ✓ Residential amenity
- ✓ Wildlife
- ✓ Historic buildings
- ✓ Conservation
- ✓ Design, appearance and materials
- ✓ Disabled persons access
- ✓ Previous planning decisions

# What **can't** you comment on?

These issues are not considered a '*material consideration*' and **won't be taken into account by BCC**

- × Loss of view
- × Effect on property values
- × Private rights
- × Boundary disputes
- × Construction noise

# Making your statement

- Workshops will be organised to support you writing & rehearsing your statement
- Dates to follow once the date of development meeting is known

# Keeping in touch with KNPG

- [Sign-up to KNPG's Email Updates](#)
- [Join KNPG's Facebook Group](#)
- [Join the Broadwalk Redevelopment Community Facebook Group](#)
- Email KNPG: [KnowleNPGroup@gmail.com](mailto:KnowleNPGroup@gmail.com)
- And if you have found this useful, please fund the next phase of KNPG's Broadwalk project by [donating here](#)