

Broadwalk - Have Your Say!

The 'Redcatch Quarter' outline planning application has been submitted. It asks to demolish Broadwalk Shopping Centre and build up to 850 flats. Comment on the plans by 31 December

Comment online at
www.tinyurl.com/BroadwalkPlans

Email your comment to Development.Management@bristol.gov.uk

Post your comment to Development Management, Bristol City Council, City Hall, PO Box 3399, Bristol BS1 9NE

12 Storeys

800+ Flats

2000+ Residents



KNPG's role. KNPG are members of Bristol's Neighbourhood Planning Network, and have no political agenda. We are here to support Knowle residents throughout the planning process so that you can make an informed decision and understand what lies behind the glossy brochures. We have created these guidelines to help you submit a well-informed comment that the Council will take notice of. We aren't here to tell you what to think or do, we just want to give you the tools to make an informed decision about a really important issue.

Why should you comment? KNPG are in favour of high-quality development, but – after careful scrutiny – **we have serious concerns about the current proposals for Redcatch Quarter** (see tables below). The law states that planning applications should be approved by default, unless the Council or local community identify a legitimate reason why it shouldn't go ahead. Therefore, **it is really important for Knowle residents to highlight potential problems from the outset. By scrutinising the plans we are being responsible and ensuring that Knowle doesn't sleepwalk into a development that has hidden pitfalls and isn't good for our community in the long-term.**

What happens if it gets rejected? Do not worry about Broadwalk becoming derelict if this planning application is rejected. The Developers can come back with a different proposal (this is what has happened at St Catherine's precinct in Bedminster recently) or they can appeal against the decision. The new owners invested millions in purchasing Broadwalk only 18 months ago, therefore they need to make it work. Also, they still have planning permission to build 420 flats on the site. Do not worry, it is normal for communities to push back & negotiate.

Making your decision. When you comment, you'll be asked if you Support or Object to the plans, or if you are neutral. The headline facts are below and you can read our full analysis at www.tinyurl.com/BroadwalkPresentation.

Two 12 storey towers and one 10 storey tower facing Redcatch Park, and a 10 storey tower on the Wells Road
Up to 850 x 1-2 bed flats, only 7% of which are affordable
→ Target for Knowle is 30% affordable housing
Hyper-density of 428 DPH (dwellings per hectare)
→ Recommended 'optimum' for Knowle is 120 DPH
Up to 2,000 new residents (20% population increase)
A proposed RPZ for surrounding residential streets

The closure of the shopping centre for 3-5 years, and accompanying loss of hundreds of retail & leisure jobs
The permanent closure of Bingo 3000, iPlay Soft Play, and Snooker City, and other local businesses
Only 98 customer/visitor/staff parking spaces, and 210 residential parking spaces
A new home for the Library and Dentist
A new open-air 'High Street' with ground floor retail

A lot of people (including KNPG) support the idea of something being done at Broadwalk, but aren't happy with the specific details of this Redcatch Quarter proposal. **Only send a 'Support' decision if you are 100% comfortable with all of the above plans. If you support the development in general but have any concerns, please 'Object'.** You might like to still say that you support the overall idea, and describe what you would find acceptable instead.

♥ This leaflet was made possible thanks to KNPG volunteers, donors (tinyurl.com/BroadwalkFund) and The Design Print Distribution Group ♥



Already submitted a comment? No problem! You are allowed to make multiple comments, particularly if new information has come to light.

We have gone into more depth in our 'How to Object' guide, which provides **suggested wording for the main issues** that KNPG have identified, and includes references to the planning policies that should protect us against poor developments. **We recommend that you use the 'How to Object' guide to write the strongest possible response.** You can download it by scanning the QR code opposite, by visiting www.tinyurl.com/KNPGHowToObject or ask us for a printed copy by emailing admin@knpg.co.uk. We are hoping to make printed copies available via local retailers.



1. Opening statement

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

"I would like to register my objection to the Broadwalk planning application. I support the redevelopment of Broadwalk Shopping Centre as it is outdated. However, I cannot support the residential proposals. I believe that fitting 850 dwellings into this small plot represents extreme over-development in terms of the height, density, and number of flats, and the consequential population increase. It is out of proportion to the surrounding community. Offering only 7% affordable housing is far too low, and I also cannot support the reduction in the town centre uses which will have a detrimental impact on quality of life for the surrounding community. I recognise the housing need in Bristol – particularly for first time buyers – and would support the proposal if its height was capped at 6 storeys."

2. List your thoughts/objections

The key decision that Bristol City Council will be making is whether it is possible to fit up to 850 high-quality flats into the 2.1 hectare plot, without having a negative impact on new & existing residents of Knowle.

When writing your comment, always try to relate every point you make to one or more of the 'material considerations' that planning decisions are based on. These are listed below. **If you would like suggested wording, have a look at our 'How to Object' guide** (details above), or come along to KNPG's drop-in sessions (details below).

Density (DPH) of the development

Provision of affordable housing

Loss of light and/or privacy for local homes & Redcatch Park

Highway safety, traffic and parking issues

Safety and security

Design of the development (inc height & scale)

Impact on amenities (e.g. schools, GP, dentists)

Loss of Broadwalk's 'town centre' facilities

Impact on historic buildings

Impact on wildlife & conservation areas

Noise (but not construction noise)

Where you can, also **refer to local and national planning policies** and show how the plans contravene them. The Urban Living SPD is particularly important document to quote (read it at tinyurl.com/UrbanLivingSPD). We have included the most relevant policy clauses in our 'How to Object' guide (www.tinyurl.com/KNPGHowToObject)

Closing statement

Wrap up by summarising your main reasons for objecting, and reiterate your alternative vision of what you would like to see being done at Broadwalk (if anything!). Check you have included your name, address and quoted 'Application Ref 22/03924/P'. Then hit submit!

**** If you comment online, be aware that the portal has a 30 minute time-out. So write your comment in Word then copy it across****

Have any questions, or need help writing your comment?

Our 'How to Object' guide and analysis of the plans (www.tinyurl.com/BroadwalkPresentation) both go into more depth. If you have questions, email admin@knpg.co.uk, and **come to KNPG's drop-in sessions at...**

Church of the Nazarene (Main Hall)
on Sat 10th December, 11am-3pm

Church of the Nazarene (Back Room)
on Tues 13th December, 6-9pm

