

12 Storeys 800+ Flats 2000+ Residents



**KNOWLE DESERVES
BETTER – TOO HIGH,
TOO DENSE**



BROADWALK SHOPPING CENTRE – HAVE YOUR SAY QUICK TIPS ON HOW TO COMMENT AND WHAT WILL COUNT!

Go on line at www.tinyurl.com/BroadwalkPlans to make your views known NOW.
Planning Application Reference 22/03924/P

You will be asked if you Support or Object the proposed Broadwalk plans ...
OBJECT – if you support some aspects of the plans but not others
SUPPORT – if you are comfortable with ALL aspects of the plans
NEUTRAL – if you don't know or are unsure

Enough objections on the 'material' planning issues will make a difference. The Council can reject this plan and ask a better one to be submitted. This is not uncommon in planning applications. If you write or email, make it clear you are for example Objecting.

If you have commented but want to change it or say more, just write another one. Make all your views known in one place and submit saying it's an updated view.

The Council have confirmed in writing with KNPG they will accept your views right up until the Development Control Committee. There is no end Oct deadline. It is very unlikely to be before Christmas and may be in early February 2023.

Only comments on 'Material Considerations' will count. See below for examples...

- **RESIDENTIAL DENSITY** - This proposal means up to 850 flats on a very small site. There will be 2000+ more people. That is a 20% increase in the population of Knowle today. Its measured as 428 dwellings/hectare – so high it is called 'hyperdensity'

In fact, it is over 350% higher '*residential density*' than the City Council's own policy says is reasonable for an area like Knowle. It is over 600% more dense than Knowle is now. *Ref Bristol Urban Living SPD, Nov 2018.* It is also '*out of character*' with the local area of 2 and 3 storey Victorian, Edwardian and 1930s homes.

- **LOSS OF LIGHT or PRIVACY and OVERSHADOWING** – 10 and 12 storey blocks will face Redcatch Park, Broadwalk, Wells Rd and Ryde Rd for example.

In fact, high-rise blocks cast long shadows and remove light from the nearby houses, roads and shops, park and cricket ground. Some people lose privacy in their homes and gardens.

The proposed blocks are so tall and dense it will not help create the '*cohesive Bristol skyline*' the City Council wants. It will affect views across the city as well as locally.

- **AFFORDABLE HOUSING.** There is very little affordable accommodation proposed. This is where rents are set lower so local people can afford to rent and move in or shared ownership for example.

In fact, only 7% of the flats will be affordable. The City's own policy seeks 30% or more homes to be affordable in new building plans like this.

- **TRAFFIC & PARKING.** There will be 98 paying spaces for shoppers/workers and 210 spaces for up to 850 flats. People are worried about unacceptable traffic conditions, congestion and safety on our local roads and that our roads will be harder to park on.

In fact, this is one of the lowest car parking ratios of any new developments within 3 miles of Broadwalk in recent years. It is much lower than developments in the city nearer to car parks.

A Residents Parking Zone (RPZ) is proposed and welcomed in the planning application for local streets within 10 minutes' walk of Broadwalk.

In fact, even when proposed and financially supported like this one, the Council has only agreed 1 RPZ in the last 6 years. It took a massive campaign by local residents to show 'overwhelming' support for that one to be implemented a few years after the housing went up.

- **KNOWLE IS A DESIGNATED 'TOWN CENTRE'.** Demolishing and rebuilding the Broadwalk site will take 3-5 years. All the shops will close or relocate. They hope the Dentists and Library will stay open. New shops will open eventually.

In fact, the new retail and community space will be 57% smaller than it is today in.

As a designated 'Town Centre' this over development undermines its importance. The reduction in retail space will impact local people in Knowle as well as people in Stockwood, Brislington, Filwood and Hengrove who use it and have few local facilities of their own.

- **RESIDENTIAL AMENITY.** Creating a high-quality environment for residents is an important policy. Studies show living in 6+ storey buildings leads to worse mental health, more anti-social behavior and children are less likely to fulfil their potential.

Access to GP and health services, nursery and school provision with an extra 2000+ Knowle residents is a major local concern.

- **OTHER MATERIAL CONSIDERATIONS** include Highway Safety, Disability Access, Noise (but not construction noise), Government Policy, Conservation & Historic Buildings or Design, Appearance & Materials – and Wildlife. The city is checking KNPGs report of possible bats living in the Old Library.

Comments on property values, loss of your views or boundary disputes will not be taken into account for example.

MAKE YOUR VIEWS KNOWN NOW BY....

Going on line at www.tinyurl.com/BroadwalkPlans
E mailing at Development.Management@bristol.gov.uk
In Writing at Development Management, Bristol City Council,
City Hall, PO Box 3399, Bristol BS1 9NE.

Read more on the plans or issues at www.tinyurl.com/BroadwalkPresentation.