

Knowle Deserves Better

12 Storeys

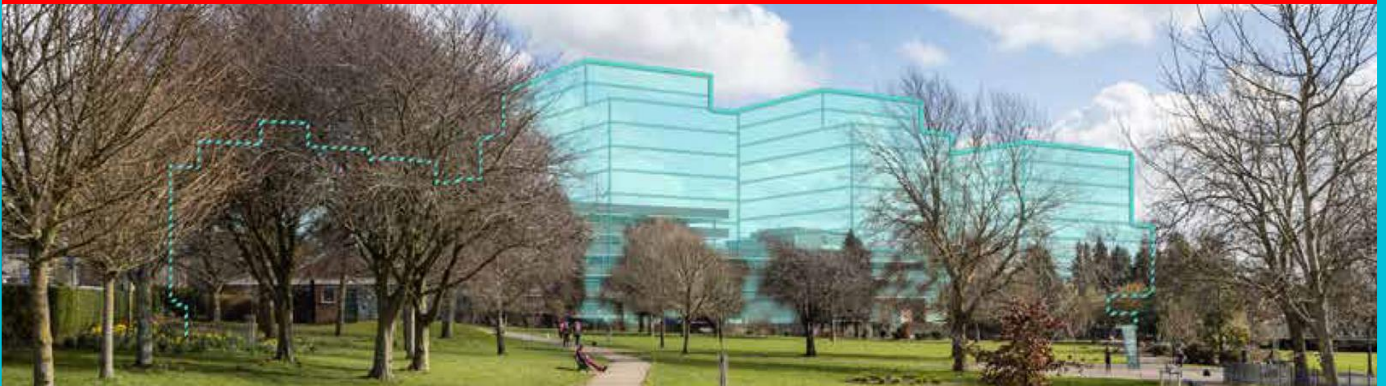
Up to 850 Flats

2000 Extra Residents



428 Dwellings Per Hectare aka 'Hyperdensity'

Only 7% Affordable Homes



34% Less Retail Space

No Bingo, Snooker or Soft Play



How to Object to Redcatch Quarter

The 'Redcatch Quarter' planning application has been submitted. They are asking to demolish Broadwalk Shopping Centre and build up to 850 flats, plus a smaller volume of outdoor retail units (High St style)

Submit your comment by
31st
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

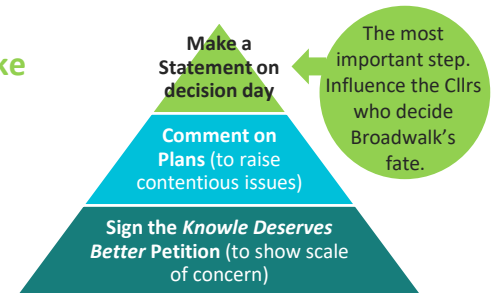
What is proposed? The entire shopping centre will be demolished. The new development will be built flush to the boundary with Redcatch Park, and will include tall blocks of flats (up to 850 flats, with only 7% being affordable) with shops, restaurants and bars on the ground floor. **This scale image shows the number of storeys in each block (yellow circles) and the proposed facilities.** The library and the dentist will be replaced. Snooker City, Bingo 3000 and iPlay won't be. There will be c. 2000 residents, and just 98 car parking spaces for non-residents.



Why comment? The law states that all planning applications should be approved by default, unless the Council or local community identify a legitimate reason why it shouldn't go ahead. **KNPG are in favour of high-quality development, but we have serious concerns about the Redcatch Quarter proposals. Therefore, it is really important that local residents scrutinise the plans and decide if the pros outweigh the cons.** This is why we are focusing on the more concerning parts of the proposal; by scrutinising the plans, we are being responsible and ensuring that Knowle doesn't sleepwalk into a scheme that has hidden pitfalls and isn't good in the long-term.

Already submitted a comment? No problem! You're allowed to make multiple comments, particularly if new information comes to light.

If you have already signed our *Knowle Deserves Better* petition you should still make a comment against the plans. The petition is a great way to show the scale of support, but making a comment is even more important. It will also be important to make a statement to the Councillors on decision day, in early 2023.



What happens if it gets rejected? Don't worry about Broadwalk becoming derelict if this planning application is rejected, it's very unlikely. 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. This is just their opening offer, it is normal for locals to push back & negotiate.

Who are KNPG? We 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 you can understand what lies behind the glossy brochures. We've created these guidelines to help you submit a well-informed comment that Bristol City 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 & info to have your say.

Need additional help? KNPG are here to support Knowle residents throughout the whole planning process, so if you have questions or need help writing your comment then email admin@knpg.co.uk or come to our drop-in sessions...

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

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



How to Comment on the Planning Application

Before you start...

When you comment, you'll be asked if you Support or Object to the plans, or if you are neutral. There is lots of information inside this leaflet, or you can read our analysis at www.tinyurl.com/BroadwalkPresentation.

A lot of people (including KNPG) support the idea of something being done at Broadwalk, but aren't happy with the specific details of the Redcatch Quarter proposal. **Only send a 'Support' decision if you are 100% comfortable with all of the below features. If you support the development in general but have any concerns, please 'Object'.**

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% 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

If you are commenting via the online portal, be aware that it has a 30 minute time-out so we recommend that you write your comment in Word and paste it into the portal only once you are finished & ready to submit. If you are commenting via post or email, make sure you include your name, address and quote 'Application Ref 22/03924/P'.

1. Opening statement

Start with a quick summary of your overall thoughts, to state your position and ensure the Planning Officer reads your comments in the right tone and frame of mind. Keep it friendly and polite, and show that you are a sensible person who has taken time to understand the application, and has thought carefully about your response.

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 hectare plot, without having a negative impact on new & existing residents of Knowle.

Now it's time to list your concerns. Objections are most likely to 'carry weight' if they quote local & national planning policy, and relate to the 'material considerations' that planning decisions are based on. These include...

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)

The example comments we have provided cover the main issues that KNPG have identified. It is your choice whether to use these examples or not, but they are carefully crafted and we strongly recommend it. If you do use them, try to put them in your own words so it doesn't look like template response. But do use the planning policy quotes that we have included, as this shows that you know what you're talking about. The Urban Living SPD is particularly important document to mention (you can read it at tinyurl.com/UrbanLivingSPD)

3. Closing statement

Wrap up by summarizing your main reasons to object, 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 feel that...	Use this wording as the basis for your comment...
This is nothing like the 2018 planning application	The Redcatch Quarter application bears very little resemblance to the 2018 scheme; it has changed from a town centre regeneration supported by residential units, to a residential scheme with a much reduced volume of town centre uses. Details which were problematic in 2018 have been greatly exacerbated, including the reduction in residential & commercial parking, a 100% reduction in leisure uses, the spread of 12 storey towers to a higher proportion of the site, an increase in density even further above the hyperdensity threshold, a 129% increase in the number of residential units, forecast populations increasing from c 1000 to c2000, and affordable housing dropping from 13% to just 7%. The 2018 permission should not set any sort of precedent for this scheme.
It's too tall for the neighbourhood	The proposed 12 & 10 storey towers are highly inappropriate for Knowle, failing all of the visual & environmental 'Tall Building' tests in Part 3 of the Urban Living SPD. They sit incongruously in the middle of a 2-3 storey neighbourhood, and the outline nature of the application means that we cannot judge their design merits. The site is not strategically identified in the local plan or site allocation map for tall buildings, and its location on top of one of the tallest points in South Bristol means that the towers will overtake Knowle's Grade II listed Water Tower as the highest point in South Bristol, and will impact views across the city. Yet as Knowle is 2 miles south of the city centre, they will add nothing positive to the creation of a cohesive Bristol skyline. The Urban Living SPD's Q3.1 is particularly relevant, as it states that <i>"tall buildings will generally be discouraged on physically constrained sites within existing built up areas, where a tall building is likely to have a negative impact on the daylight and sunlight penetration into the habitable rooms of existing buildings, or onto well used parts of the public realm."</i> Despite the size of the site, the intense density at Redcatch Quarter does not allow sufficient "stepping up" in the height of the buildings, so the existing 2-storey houses on Ryde Road and Broad Walk will be within just a few meters of sheer 8 storey facades. They will tower over these neighbouring homes and Redcatch Park, and will 'blend into' Knowle in the same way Holden house 'blends into' Windmill Hill, and Eccleston House 'blends into' Barton Hill.
They're cramming too many flats into a small area	Broadwalk sits in the 'Inner urban' area of the Urban Living SPD's 'Bristol Density Setting Map', which recommends an <i>'optimum density of 120 DPH'</i> . However, fitting 817 dwellings (plus parking & town centre uses) into the 2.2ha footprint equates to 428 DPH when the Maccreeanor-Lavington method is applied. To propose this density in Knowle goes against the principle of <i>Site Allocations Development Plan Documents (DPD) DM 26 – Local Character and distinctiveness</i> , as this density & massing is completely out of sync with the surrounding context of predominantly 2-3 storey Victorian, Edwardian & 1930's homes. Knowle's current density is approx 70 DPH, so the proposed 428 DPH is 511% greater than the prevailing density of the neighbourhood. Neither is it compliant with the Urban Living SPD, at 257% greater than the 120 DPH 'optimal density'. 428 DPH is also 22% higher than the hyper-density threshold (350 DPH) recommended by the <i>'Superdensity: The Sequel'</i> report. In this report, experts recommend an <i>'assumption against development'</i> for schemes above 350 DPH, even in central London. If the <i>Superdensity</i> report's guidelines are followed, Redcatch Quarter would be rejected – or given intense scrutiny – even in central London.
There isn't enough affordable housing	The pre-application consultation has repeatedly presented Redcatch Quarter as a solution to the housing crisis, yet the developers propose just 7% affordable housing. This is significantly below Bristol Core Strategy (BCS) 17's Affordable Housing Policy's 30% target for "residential developments of 15 dwellings or more" in Knowle. It is not good enough, especially considering the intensity of densification proposed at the site. Also concerning is that the Developers (in pre-app conversations) have indicated that the affordable housing would be in block E (Social Housing) and block H (Shared Ownership). The Viability Assessment shows that these blocks are likely to be dominated by '1 bed 1 person' or '1 bed 2 person' units, so the affordable units may be amongst the smallest within the proposed development.
Redcatch Quarter will exacerbate the housing crisis, rather than fixing it	Bristol's housing crisis isn't caused by a lack of dwellings, but by a lack of <i>affordable</i> dwellings available for sale on the open market, or at affordable/social rents. The tenures proposed at Redcatch Quarter appear likely to worsen the problem of affordability, not to solve it. Of the 817+ proposed units, 42.5% will be Build-to-Rent units that are rented in perpetuity, at rates which keep tenants trapped in the cycle of paying high rents and being unable to save a deposit. The Viability Assessment also details the developer's ambition to sell/rent these units at prices 15% higher than Knowle's current market prices (open market unit sale price rising from £414 to £475/sq ft, and Build-to-rent forecasts inflate the average rent from £20 to £23/sq ft). The developers admit this is a large escalation in local house prices, stating on page 18 of the viability assessment that <i>"there is an argument that £475 per sq ft is too ambitious at this stage but we are optimistic that the scheme can set a new benchmark for the Knowle area"</i> . Inflating local rent and house prices will worsen the housing crisis, not contribute towards solving it.
The flats won't be nice to live in	The proposed 12, 10 & 8 storey towers do not support <i>Core Strategy BCS21, which calls for development to safeguard the amenity of existing development and create a high quality environment for future occupiers</i> . Work done by 'Create Streets' identifies numerous studies concluding that 6+ storey buildings do not support a good quality of life for residents, with above-average incidents of poor mental health, anti-social behaviour, and children not fulfilling their potential. Other negative impacts are extensively listed in Part 3 of the Urban Living SPD. Chapter 3 of <i>'Superdensity: The Sequel'</i> concludes that <i>"at densities above 350 DPH, and even with the best practice approach we advocate, it feels very unlikely that we can create the conditions that allow mixed communities to thrive"</i> . At 428 DPH, Redcatch Quarter significantly exceeds the hyperdensity threshold, yet the developers have demonstrated little acknowledgement of the specific challenges experienced within hyper-dense communities, nor how to ensure this is mitigated. To meet BCS21 and remain in line with the Urban Living SPD's recommendations for Knowle, the scheme should be capped at 6 storeys, and 120 DPH.
The flats don't have enough outside space	The Urban Living SPD's guidelines show that Redcatch Quarter should contain 4,491m2 of private open space, plus 852m2 of play space for the 85 children who are forecast to live there. A minimum of 523m2 of this play space should be onsite. There does not appear to be enough private outdoor space on site to meet these requirements, and the submitted 'Open Space Assessment' completely ignores these requirements and instead assesses the scheme's compliance with Appendix 1 of the Site allocations and Development Management Policies (SADMP). Even the 700m2 of play space within Redcatch Park would be significantly under the requirement of 852m2 and would not provide the 523m2 of onsite space for infants. The presence of 85 children also means that a considerable percentage of the 2 bedroom apartments should have at least 6-7m2 of <i>"directly accessible private outdoor space"</i> to meet the Urban Living SPD's requirement for <i>"all family units... (to) mimic the qualities of a traditional family garden"</i> . Yet the proposed apartment layouts on page 99 of the Design & Access statement (part 3) show zero 2-bed apartments with a balcony. Therefore (in the absence of reserved matters) it currently appears that the scheme is unlikely to meet the Urban Living SPD's requirement for direct outside access from the family units.

If you feel that...	Use this wording as the basis for your comment...
It'll add too many people to the neighbourhood, putting pressure on facilities	Site Allocations DPD DM14 states that <i>“development should contribute to reducing cases of ill health, improving health and reducing health inequalities”</i> . Waiting times at Priory surgery are already at an all-time high, and MyDentist has closed its NHS list with no plans to reopen it. Knowle residents are understandably concerned that adding 2000 new residents to their books will break these health services, particularly if the new population is likely to include a high proportion of older residents in the later living units. Although most primary school spaces are currently keeping pace with demand, this may be very different in the future, especially if Redcatch Quarter is forecast to add 25 Primary-age children to the neighbourhood (plus 52 under 5's, and 8 secondary-age children).
It'll overshadow local houses and the park	The height and massing of the proposed development will significantly infringe on the right to light for Ryde Road and nearby streets to the North and East of the development. The developers have repeatedly refused public requests to provide shadow maps and/or CAD models of the proposed scheme. The increased density and height of the proposed buildings will also cast a larger shadow over Redcatch park. It appears that the easterly boundary of the park will not have direct sunlight until after 9am, even on midsummer's day. The park is very popular with pre-work dog walkers and joggers, so this increased shade will have a material impact on their enjoyment of the park. It is also possible that the towers facing the A37 could cause overshadowing for Knowle Cricket Club and the Tennis courts. A daylight impact study needs to be conducted to assess the development's overshadowing of these public amenities.
It'll overlook local houses and the park	Despite attempts to mitigate the close-range overlooking by shifting the orientation of some of the residential windows, many of the windows in the proposed development will still directly overlook bedrooms and living areas in Ryde Road, Redcatch Road & Broadwalk. The fact that the new residents will be in their bedrooms or bathroom rather than their living room doesn't provide much comfort when a stranger can look directly into your bedroom.
It'll create safety concerns for local houses & the park	It has taken much hard work and redesign to overcome the anti-social behaviour issues that faced Redcatch Park several years ago, and there is concern that Redcatch Quarter will undo that effort and create darkened nooks & crannies where antisocial behaviour can thrive once again.
They are removing too many shops & facilities, despite increasing the local population by 20%	In the Core Strategy's South Bristol Key Diagram (Diagram 4.1.1), Knowle is one of only two designated Town Centres serving South Bristol. The NPPF clearly states that <i>“development should not undermine the vitality and viability of town centres”</i> when repurposing retail land for homes. However the Redcatch Quarter proposals will significantly undermine Knowle town centre's vitality and amenity as they plan to reduce community uses by 63% and leisure uses by 100%. This contradicts with <i>Site Allocations DPD-BM7 and DPD BM8</i> which state that in order to retain vitality of the town centre, there is a need to retain retail and community space, not decrease it: <i>“proposals involving the loss of community facilities, land or buildings will not be permitted. Policy provides criteria for loss but needs to ensure provision is local or on-site”</i> . Furthermore, <i>Core Strategy BCS7 Retail Centres and BCS12</i> call for <i>“provision of good quality, accessible community infrastructure”</i> and that <i>“existing community facilities and services are retained.”</i> Similarly, <i>BCS1</i> sets out that <i>“60,000m2 of net additional office floorspace focussed on centres”</i> is needed in south Bristol, so it also seems counterproductive to lose the 2,400m2 of office space that is currently available at Broadwalk. If approx. 2,000 new residents are being added to the Knowle community - and many more across South Bristol - there is a vital need to increase the volume of retail, leisure and community facilities, not to reduce it. Also, Bristol's new retail strategy is currently in development, so to approve such major reductions before the strategy's publication - particularly in an under-served area like South Bristol - would seem highly premature. Ward Councillors across south Bristol are concerned as their constituents are dependent on Broadwalk as their main bus-accessible shopping centre, as well as it being a major leisure facility and employer.
We are worried the new shops will be too expensive for the people who depend on Broadwalk for their shopping.	Broadwalk is located between areas of deprivation and affluence, so the provision of lower-costs shops is vital to meet community needs. The NPPF states that shops, facilities and services should <i>“modernize and (be) retained for the benefit of the community”</i> and that development should <i>“guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs”</i> . <i>Core Policy BCS1</i> identifies that there is a need to <i>“improve provision of shops, services, employment and community facilities”</i> in the Knowle West area. Despite this very clear policy (and need) to maintain or increase the provision of shops that serve the varying budgets of the South Bristol community, the developers are proposing a 34% net decrease in Broadwalk's retail floorspace, and have declined to provide any form of retail strategy to ensure continuity of the low-budget shops that are so important to many. Instead, they have stated that they will let 'market forces' determine who occupies the proposed retail units at Redcatch Quarter. We believe this market-led approach will lead to gentrification of Knowle's retail offering and it will cease to provide the type of shops needed by many of the nearby community. Further, <i>Core Strategy BCS7</i> also states that <i>“developments in all centres should include provision for a mix of units”</i> however the retail element of the Redcatch Quarter proposal focuses on small, shallow retail units which appear designed for the needs of small retailers and not for the large floorspace typically used by discount retailers. If Redcatch Quarter is to serve all members of the community, it will need a retail strategy (and unit sizes) which pro-actively ensure that a diverse range of budgets are catered for.
We'll lose too many leisure facilities	In the Core Strategy's South Bristol Key Diagram (Diagram 4.1.1), Knowle is identified as a town centre. <i>Core Policy BCS7</i> states town centres will <i>“be the focus for the development of community facilities... of a scale and intensity appropriate to the... character of the centre”</i> . These plans propose huge reductions in the overall space for retail (-33.7%), community use (-63.6%), and a 100% loss of existing leisure facilities despite the increase to the local population. The current leisure facilities at Broadwalk (Bingo 3000, Snooker City and iPlay) provide an essential community role in preventing social isolation, so it is deeply concerning that the scheme does not preserve them. Similarly, there are no specific plans to provide space for a public gym (only a private one for Build-To-Rent residents), which is a significant downgrade to the 2018 scheme.
The shops will be shut for too long during construction	The submitted demolition plan indicates the whole site will be demolished in Phase 1, and that the blocks containing the retail units will not be built until Phase 2 (blocks E-I) and Phase 3 (blocks C-D). This leaves Knowle without a significant proportion of its shops and facilities for up to 6 years. The developers have expressed scepticism of their own ability to secure 'meanwhile' space in the local vicinity, so there are no decent contingency plans in place to ensure that even basic groceries and pharmacy services will be available during the redevelopment period. This is a significant and very detrimental loss of retail amenity which could be very disruptive for those who rely on Broadwalk's retail offering, particularly for non-drivers in communities like Stockwood, whose shopping habits are strongly influenced by bus routes.

If you feel that...	Use this wording as the basis for your comment...
Retail staff will lose their jobs and local businesses may go under	When the current shops and businesses have to close for demolition, it seems that very few of the staff will keep their jobs. KNPG have discovered that larger chains (TUI, Select, B&M) expect to relocate their staff to other locations, however smaller chains and independents are anticipating that jobs will be permanently lost, and that the business will fold. The developers estimate that there are 338 FTE roles at the current site, the loss of which would be hugely detrimental for the individuals involved and the south Bristol economy, especially in the current financial climate.
It will overwhelm the park & ruin it's character	Core policy BCS9 states that <i>"open spaces which are important for recreation, leisure and community use, townscape and landscape quality and visual amenity will be protected"</i> . Claims that Redcatch Park is underutilised have been articulately debunked by the Friends of Redcatch Park's objection to the scheme, and overcrowding may be a risk with so many new residents. Although Broadwalk's current façade facing Redcatch Park isn't pretty, it does feel quite neutral and benefits from not encouraging overlooking of the park. Replacing this with sheer walls of residential facades will cause a significant reduction in the visual amenity of Redcatch Park. This significant overlooking will also reduce the amenity of the park to those who value it as a place of tranquillity and serenity.
Opening up the park will make it less safe	Core policy BCS9 states that <i>"open spaces which are important for recreation, leisure and community use, townscape and landscape quality and visual amenity will be protected"</i> . The proposed boundary treatment at the meeting of Redcatch Park and the 'plaza' is concerning, and will potentially cause a significant reduction in amenity for dog walkers and families who use the park. There are currently thriving communities of dog walkers and post-school play dates, and people chose Redcatch over other parks because it is a safe enclosed space. By opening up the park to the Plaza, this secure boundary is broken. We note that a fence & gate is proposed, but more information is needed about how this section of the boundary will be managed to ensure it is not left open, creating a risk of dogs or children wandering through.
It will increase traffic and pollution	<div style="border: 3px double red; border-radius: 15px; padding: 10px; width: fit-content; margin: 0 auto;"> <p>Final Wording to Follow</p> </div>
There isn't enough car parking (shops & facilities)	Bristol's Parking Standards indicate that Redcatch Quarter could include a maximum of 241 car parking spaces for the staff and customers of the Town Centre uses at Redcatch Quarter. This should include a minimum of 22 disabled spaces. Although maximum standards, Policy 3.5.3 of the Bristol Transport Management Guide advises that <i>"developments that provide parking numbers substantially lower than the maximum standards... should set out why the lower number of spaces is appropriate"</i> . Redcatch Quarter proposes just 98 public car parking spaces – 41% of the maximum total – which feels too low considering that Broadwalk serves South Bristol communities that aren't on direct bus routes to Knowle, and that Redcatch Quarter proposes to significantly increase the amount of post-5pm custom with increased food/bev provision. The cuts to south Bristol's bus services mean that customers will have no choice other than to drive if they wish to visit in the evening. If an RPZ is imposed on the surrounding streets, the public car park will also need to accommodate parking for the entirety of Knowle's Town Centre, including the Wells Rd shops, residential visitors, the Cricket and Tennis clubs, Knowle Methodist church, Redcatch Community Centre, Redcatch Park, and possibly also Jubilee Pool.
There isn't enough car parking (flats)	Bristol's Parking Standards indicate that Redcatch Quarter could include a maximum of 922 car parking spaces for the residents of Redcatch Quarter. This should include a minimum of 44 disabled spaces. Although maximum standards, Policy 3.5.3 of the Bristol Transport Management Guide advises that <i>"developments that provide parking numbers substantially lower than the maximum standards... should set out why the lower number of spaces is appropriate"</i> . Redcatch Quarter proposes just 210 residents car parking spaces – 23% of the maximum total – which feels insufficient due to the distance from the city centre, the topography of Knowle, the poor local bus services and the planned inclusion of Retirement Living and Key Worker homes. An RPZ has been suggested as a solution to the residential parking issue, but we fear this is not a viable solution whilst Mayor Rees is still in position, as politically he will not personally allow it, even if it is a planning condition. In the current political climate, overflow parking from Redcatch Quarter residents, staff and customers remains a real concern for residents of Knowle. And even if a RPZ does go ahead, it could cause serious detriment to users of Jubilee Pool, Knowle Cricket & Tennis Clubs, Redcatch Park, and other nearby community facilities which don't have their own parking but are within the likely RPZ catchment.
Public transport isn't good enough to accommodate 2,000 extra commuters	Redcatch Quarter's reliance on active travel is far less sustainable than the developers have posed. For example, the Travel Plan (para 3.2.3) states that <i>"Wells Road benefits from a dedicated Bus Lane along its length towards the Town Centre"</i> which is untrue; the bus lane doesn't begin until Belluton Road and does not cover the A37 adjacent to the development. In fact, the bus stop at Knowle Methodist church blocks the northbound A37 carriageway every time the bus stops. Public transport is in major decline in the area, and will get even worse with cuts to many services to South Bristol. The hilltop location of Broadwalk also makes <i>"active travel"</i> difficult – particularly amongst the later-living residents. BCS1 highlights the need for <i>"major improvements to transport infrastructure... to enhance links between South Bristol (and) the city centre... with an emphasis on pedestrian, cycling and public transport"</i> . Many of the needs identified in BCS1 are yet to come to fruition, particularly the <i>"extended showcase bus corridors on the A37"</i> . The A37 Travel Strategy is still in progress, yet the Redcatch Quarter Transport Plan seems to be reliant on changes to the #2 bus route that have not yet been agreed. It is premature to permit a mixed use scheme that could add so much more stress to the public transport network, before strategic improvements are defined by BCC and WECA. If approved, it would be necessary to have continuous cycle lanes along the full length of the A37, and to indent the Knowle Methodist church bus stop.
This isn't the right time to judge such an opportunistic development	The Broadwalk site is not strategically identified in the local plan or site allocation map for tall buildings, and is an opportunistic development. Given its size and potentially huge densification of Knowle, it feels like there should be a more strategic basis for Redcatch Quarter. However many policies which will be highly relevant to the scheme are awaiting updated guidelines, including the new Local Plan, the A37 travel strategy, Bristol's Retail Strategy and national Fire Safety Regs. A decision of this scale should be deferred until new best practice has been established.
We don't have enough information	The "Statement of Community Involvement" paints a rose-tinted picture of the pre-app consultation. Presentations focused on architectural principles like sustainability and used technical jargon, but didn't reveal basic and vital facts such as the height of the buildings, and number of dwellings. The consultation boards were just as convoluted. It has been a real challenge to understand exactly what is planned, and how it might impact our lives and neighbourhood.