

STATEMENT B2 – Cllr Christine Townsend

- 1) I welcome the ongoing dialogue with the applicants and their advisers. Despite being a newly elected Councillor I am aware this development has been revised following concerns raised by officers and local residents, for example a reduction in height from 9 stories to 5.
- 2) Unlike many other development proposals, this site is already well served by transport infrastructure, it is close to amenities and to a well-established walking route and a cycling route further along Coronation Road, whilst the proposal proposes upgrades to paths, for example to Vauxhall Bridge.
- 3) This is the development of a brown-field industrial site and as such fits with the need to protect existing green spaces.
- 4) Whilst I would have liked to have seen a higher percentage of affordable housing, I acknowledge that this proposal is current Bcc policy compliant, that the applicant is also the developer so therefore my confidence that this percentage will be delivered is reassured.
- 5) Concerns related to large vehicle access to the site (waste collection and emergency vehicles) have been resolved.
- 6) The developer will also install an additional pelican crossing at the main entrance to the site, further prioritising sustainable transport.
- 7) Nearby residents have raised issues of parking and access to the existing Southville RPZ. It's my view that this scheme needs to be explicitly excluded from the PRZ. It needs to be clear to those who may wish to live here that this development promotes non-private car ownership. This is further enforced by the car-club scheme that will be managed in-house by the resident's management company with the space for such vehicles being within the development.
- 8) The developers say that the energy efficiency measures will deliver a 20% carbon reduction which is policy compliant, and will use solar panels and air source heat pumps, and will connect to a future district heating system when it comes online.
- 9) I welcome the opening up of this section of the New Cut to the public which has not been accessible to the public for decades. As mentioned previously, the development will also include the installation of a river-side path to aid leisure and recreational enjoyment of this part of Bristol's landscape and supports a walking path along the entire length of the New Cut at some point in the future.
- 10) Internal green areas for residents have been incorporated to provide for semi-private spaces that also appeal to children, and overall, the landscaping will include up to 90 new trees and nest boxes to encourage wildlife helping the enhance the natural environment between the New Cut and Avon Gorge habitats.