

# Public Forum

## D C Committee A

### Wednesday 31<sup>st</sup> May 2023



**1. Members of the Development Control Committee A**

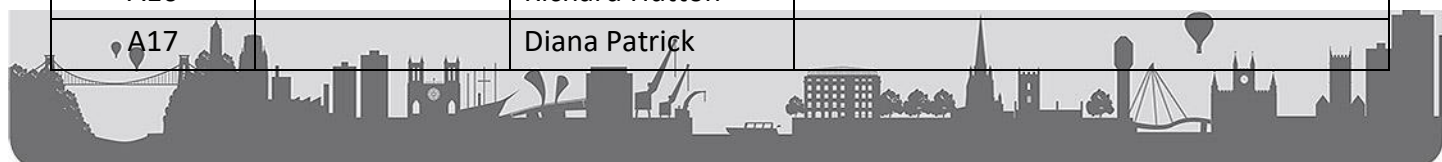
Councillors: Richard Eddy (Chair), Phillipa Hulme (Labour Party Group Spokesperson), Fi Hance (Green Party Group Spokesperson), Andrew Varney (Liberal Democrat Group Spokesperson), John Geater, Tom Hathway, Farah Hussain, Chris Jackson and Ed Plowden

**2. Officers:**

Matthew Cockburn, Peter Westbury, Jonathan Dymond, Philippa Howson, Jeremy Livitt



		Questions/Statements/Petitions	
Questions or Statement	Request To Speak Made Where Indicated S = Speaker	Name	Application
QA1	One Supplementary Question Permitted For each of the two Individual Questions Submitted	David Redgewell, Gordon Richardson and Brendon Taylor	22/03476/F – The Vassal Centre, Gill Avenue
A1		Richard Powell	
A2	S	Elena Cross	
A3	S	Nina Gerrard	
A4	S	Lois Dyer	
A5	S	Karen Francis	
A6	S	Murray Cross (Mike Curtis to speak on his behalf)	
A7	S	Mike Curtis	
A8		Ian Beckey	
A9	S	Gordon Richardson, David Redgewell and Brendon Taylor	
A10	S	Zachary Barker	
A11	S	Julian Mines	
A12		Stacey Whittle	
A13		Mahmood Hussain	
A14		Roman Czemerys	
A15		Linda Williams	
A16		Richard Hutton	
A17		Diana Patrick	



A18		Cassim Hansrod	
A19		Chilok Chin	
A20		Elaine	
A21		Abraham Niravathu	
A22		Elizabeth Bryant	
A23		Martin O'Leary	
A24		Gillian Stone	
A25		Chris Morris	
A26		John Ross and Latasha Carlo	
A27		Steve Cottrell	
A28		Alexandra Heelis	
A29		Alexandra Patrick	
A30		Josephine Bryony	
A31		Rosalind Stirzaker	
A32		Tanya Thomas	
A33		Stephen Thomas	
A34		Edwin Cross	
A35		Linda Cottrell	
A36		Bernadeta Starzak	
A37		Nigel and Lise Bishop	
A38		Natalie Melia	
B1		Estate Agents for Ocean, Matthews and Hunters	22/03924/P – Broadwalk Shopping Centre
B2		Alexandra Pickford	
B3	S	Geraint Jones – Savills Planning	
B4	S	Simon Coles – KEEP Architecture	
B5	S	David Littler - Arup	
B6	S	Phoebe Dennis – Social Value Portal	
B7	S	George Baffoe- Djan	
B8	S	Sian Ellis-Thomas	



B9	S	Councillor Gary Hopkins	
B10		Councillor Chris Davies	
B11		Joan Palmer	
B12		Ruth Hitchcox	
B13		Eleanor Cragg	
B14		Peter Joliffe	
B15		Nicki Andrews	
B16		Mark Provenzano	
B17		Dee Jarlett	
B18		Tania Martin-Chicarro	
B19	S	R L Smith	
B20		Anonymous By Request	
B21		Valerie Netto	
B22	S	Will Appleby	
B23		Chris Ward	
B24		Alastair Byers	
B25		Katherine Evans-Linsell	
B26		Ashley Sandeman	
B27		Hannah Kirby	
B28	S	Mark Blackhall	
B29		Rob Whetton	
B30		Mark Schleider	
B31		Tim Constable	
B32		Roger Ferraby	
B33		Mrs and Mr K Yap	

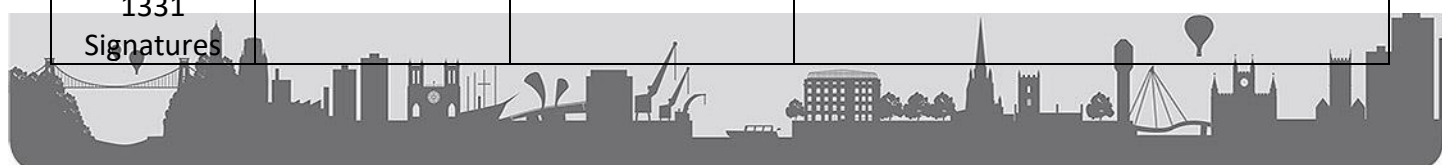




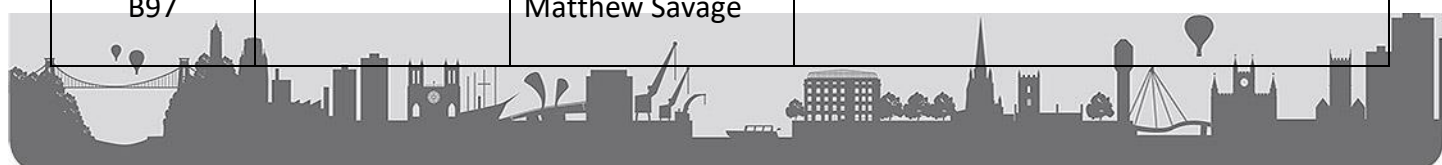
B34		Yael Hodder	
B35		Susan Lydiard	
B36		Matt Sully	
B37		Ben Hostler	
B38		Tamsin Oliver	
B39		Anthony Curtis	
B40	S	Richard Davis	
B41		Carol and Brian Griffiths	
B42		Nigel Parsons	
B43		Anne Allardice	
B44		Sharon Loader	
B45		Richard Egan	
B46		Kath Coupland	
B47	S	Alex Oliver	
B48		Bob Havard	
B49	S	Tony Rowlands	
B50		Sue and Ade	
B51		Jeremy Backhouse	
B52		Pete Harris	
B53	S	Jane Britton (Derrick Williams nominated to speak on her behalf)	
B54		Lesley Robinson	



B55		Darrin Colfer	
B56		David Redgewell	
B57		Cheryl Bishop-Wells	
B58		Kathryn Chiswell-Jones	
B59		Steven Feddery	
B60		Eva Cooper	
B61		Diane Tottle	
B62	S	Simon Birch	
B63	S	Diane Jenkins (Derrick Williams to read on her behalf)	
B64		Ed Alred	
B65		Natalia Lewis	
B66		Dawn Simmonds	
B67		Charlotte Nijssen	
B68		Phillipa Warden and James Charles	
B69		Helen Webster	
B70		Gay Bridge	
B71		Russell Edwards	
B72		Paul McGrath	
B73		Rachel Harrison	
B74		Councillor Graham Morris	
B75 – Petition of 1331 Signatures	S	Louise Herbert	



B76	S	Helen Evans	
B77		Mike Dippie	
B78	S	Adam Baddeley	
B79		Sandra Wilson	
B80		Retailers Support Letters	
B81	S	Laura Chapman	
B82		Heather Norris	
B83		Jackie and Peter Bond	
B84		Martin Turnbull	
B85		David Altabev	
B86		Cooke Painter Solicitors	
B87		Mark Goulding	
B88		Nicholas Tarrant-Rossi	
B89	S	Derrick Williams	
B90		Nancy Carlton	
B91		Helen Brown	
B92		Michele Tedder	
B93		Mark Cox	
B94		Councillor Tim Kent	
B95		Judy Hillman-Cottrell, Knowle Neighbourhood Planning Group	
B96		Sarah King	
B97		Matthew Savage	



B98		Barbara Calvey	
B99		Jean and Linda Tuff	
B100		Steph Reakes	
B101		Bismark Tackie	
B102		Kate Byers	
B103		Penny Beynon	
B104		Ruth Dawson	
B105		Felicia Angelina Bodin	
B106		Jude Adams	



**QA1 QUESTIONS - David Redgewell (South West Transport Network and Bristol Disability Equalities Forum Trustee), Gordon Richardson (Bristol Disability Equalities Forum) and Brendon Taylor (South Gloucestershire Disability Network)**

Public Question Number 1 (Two Parts – Indicated In Bold)

Whilst in principle we would welcome this planning application for housing for disabled people, a conference facilities office and maybe Nursery with future housing, **what discussions on a 106 agreement and Green travel plan have taken place on Bus service or West Link Demand responsive bus services to serve the new development linking to Downend and Emerson green shops, Fishponds and Tesco at Eastville and Bristol City Centre?**

The West of England Mayoral Combined Transport Authority Mayor Dan Norris withdrew the bus service 5 for Downend Bromley Heath Oldbury Court Fishponds Broomhill Stapleton Eastville Park St Werburghs St Paul's Bristol City Centre on First Group PLC west of England buses. Then the replacement service 47 for Yate Bus Station Westerleigh Pucklechurch Emerson Green Downend Oldbury Court Fishponds Road Eastville Park St Werburghs St Paul's Bristol City Centre on First Group plc West of England buses. There is a disabled housing facilities and conference centre well over 500 metres from a bus stop.

**So what discussions are taking place with the site owners and the west of England mayoral combined transport Authority mayor Dan Norris on a replacement bus service and Green travel plan in large working class estate and discussions with South Gloucestershire county council as the neighbouring planning Authority?**

Public Question Number 2

**What equalities impact assessments has been carried out in the need of people with protected characteristics on this planning application in view of use of the vassal centre for independence living housing and a conference centre which need access by public transport walking and cycling facilities but especially Drop Kerbs and castle Kerbs for use by people with reduced mobility including to Fishponds Town centre Downend town centre and Oldbury Court?**

**Response To All Questions -**

The application includes a requirement for a travel plan but the details of that will not emerge until after the planning permission is granted. However the aim is to encourage access to sustainable modes for all.

The bus service level discussions are ongoing with WECA and First Group.

Some of the changes are recent and below is TDM's understanding of the current position:

Service 47 was withdrawn by First Group at the start of April 2023. This had replaced service 5, which had been earlier withdrawn, also a commercial decision by First Group. This area effectively became unserved in April 2023. As with all service withdrawals, the transport authority could negotiate a price with operators to continue services so S.106 can often be helpful if the situation is known/foreseen and can be justified. The recent context is that this is not always possible to provide even if funding was available, given the driver shortage situation and subsequent focus on resourcing routes of the most perceived value.

WESTlink services were tendered at the end of 2022 and awarded at the start of January 2023, in areas where previously local authority funded services had been in operation. This did not include coverage of the areas served by the 47, which in part continues to be served by other services. At the time of contract specification (Sept 2022 ish) I expect WECA did not know that the 47 was likely to be withdrawn. We could ask WECA if there is scope to extend WESTlink to cover the Gill Avenue area but not sure how coherent it would be with the rest of the WESTlink operational areas.

The whole city does continue to be covered by Community Transport (Dial a Ride) services that would be available for residents of this development who have mobility needs. WECA manage the Community Transport portfolio so would be best to reach out to WECA.

*Further comments from Planning Officer:*

In terms of the application review by the Local Planning Authority an Equality Assessment has been undertaken due regard has been given to the impact of this scheme in relation to the Equality Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development.

The proposed development will provide C2 Specialist and Elderly Care units that are identified as needed in the area and provide a means of offering support to the wider community. The proposal provides an opportunity to retain and improve on the services provided at the Vassal Centre to better serve the local community having positive implications on wider community groups providing an inclusive development.

Overall, it is considered that this application would not have any significant adverse impact upon different groups or implications for the Equality Act 2010..

In terms of drop kerbs these already exist outside the site at the main entrances and Castle kerbs exist at the nearest bus stops on the Straits which is less than 10 minutes' walk away. The site is served well by public transport with a regular bus service to the City Centre and close to the Bristol to Bath cycle network. The site is within 10 minutes' walk from the Straights off the Fishpond's Road which provides many local amenities. The connection of the site to Oldbury court and Downend town centre is of less relevance given the close proximity of the Fishpond's Rd centre.

## **STATEMENT NUMBER A1**

The latest amendment of the published proposal for the development of the Vassall Centre has caused me extreme anxiety and affecting my mental health condition and caused a significant change in my medication resulting in extra support from my GP.

Implications of the three-story apartment building will be:

- Consultations regarding the implications of the proposed redevelopment with residents has not been considered by the CEO of Bristol Charities.
- Relating to my concerns, the proposed three-story apartment building will block the sunshine and daylight coming into my residence from the front elevation through my lounge window.
- I will have loss of income from my solar panels especially during autumn, winter and spring. My neighbours who also have solar panels installed on their roofs, which have been dismissed in past consultations' have that the three-story apartment building will not affect their the solar panels.
- There will be a lack of privacy for the occupants of the properties of Willow Bed Close that face directly onto the back of the redeveloped Vassall Centre

Personally, I will have an Increase in electricity usage due to loss of sunshine and sunlight especially during autumn, winter and spring.

- If the redevelopment is approved, I will necessitate me to turn my internal lights on much earlier.
- I have photographic proof of where the sunlight/sunshine is coming into front of my home with dates and times.

Finally, First Bus have revised their timetable from April 2023.

- Service 47 has been withdrawn.
- This was the only public transport access to the Vassall Centre and the proposed redeveloped site.
- If, planning application is approved, Bristol Charities will build a major development without public transport access to Greater Fishponds and Bristol City Centre.

Regards

Richard Powell

## STATEMENT NUMBER A2

Planning Application No. 22/03476/F, The Vassall Centre, Gill Avenue, BS16 2QQ

Public Forum Statement from: Elena Cross

(Member of the Vassall Centre Neighbours Group; we have requested to speak consecutively and will each address a separate material objection)

I would like to begin by thanking the Committee for making the site visit. As you have seen, the Vassall Centre is a single storey, non-residential building nestled in a quiet residential area of 2-storey houses with pitched roofs (7-7.5m in height). The proposed development would consist of six 3-storey blocks (10-12m tall + roof plant). Five of them would be built around the perimeter on northward sloping ground and five would be joined together. The Housing for Older People would be 3.1m away from the pavement on Vassall Road; The Hub office block would be 19.19m away from the immediate neighbours' gardens in Little Hayes and at 18 Willow Bed Close. These homes were built in the 90s and are representative of all of the nearest houses to the north and the east of the centre.

The Hub building would tower over all of its immediate neighbours in the north, my home included, making us feel bricked in and cut off from the rest of our Fishponds area. We would be facing 12m high walls, large office windows and service entrances in the south. The proposed central landscaped area would be hidden from our view, unlike the proposed main car park of the development positioned right next to our fences. Page 77 of the Agenda Document (Public Pack) perfectly illustrates all of the above points.

Page 75, however, shows houses which do not exist and for which no planning application has been submitted yet (Phase2). It also shows the houses opposite the Centre on Vassall Road and Gill Avenue as similar in height to the 9.9m tall apartment blocks, when in reality they are around 2.5m shorter. Page 78 contains the ground floor plan before the February revision - the tree at the pedestrian entrance is now gone and added is a random arch connecting the two buildings. It is also equally important to emphasise that the "Change of Use" point in the response summary on page 34 does not represent the concerns of the Vassall Centre Neighbours group.

In view of the above, it is my opinion that the proposal of such height, massing and positioning constitutes an overbearing overdevelopment completely out of character with its surroundings which would be harmful to the visual amenity of the neighbouring homes, especially those along the northern border. I believe that the entire proposed development contravenes Policy DM26 (Local Character and Distinctiveness) and Policy BCS21 (Quality Urban Design).

I would also like to draw your attention to the Planning Officer's comments on the refused Prior Approval Application for the "Telecoms mast outside the Vassall Centre Gill Avenue Bristol BS16 2QQ" (22/05158/Y):

"The proposal would be large and would fail to be in-keeping with the material palette and design of the local area"

"The scale of the proposed telecommunications equipment would be disproportionate when compared with other built structures in the surrounding area and would subsequently appear incongruous"

For all of these reasons, I would like to suggest that this proposal be revised and the entire existing site be developed by the owner in 2-storey buildings, with north-south orientation (like the current



Vassall Centre) to break the massing and allow sunlight in all the rooms and gardens. In my opinion, the mental health needs of the elderly and the people in supported housing would be better met with large green courtyards (like the ones shown in the investor's Design and Access Statement 1 of 2, p.24, Colonnade access) than with walkthrough paved landscaped areas. Furthermore, there would likely be space for a new fully accessible ground floor conference centre and the new Driving and Mobility garage. Such a development would also be kinder to both the visual amenity and the mental health of the neighbouring community.

## STATEMENT NUMBER A3

Planning Reference: 22/03476/F

Nina Gerrard

Member of the Vassall Centre Neighbours Group.

I would like to thank the planning committee for listening to my concerns and for the helpful site visit which is much appreciated.

At the meeting we have requested to speak consecutively and will each address a separate material objection.

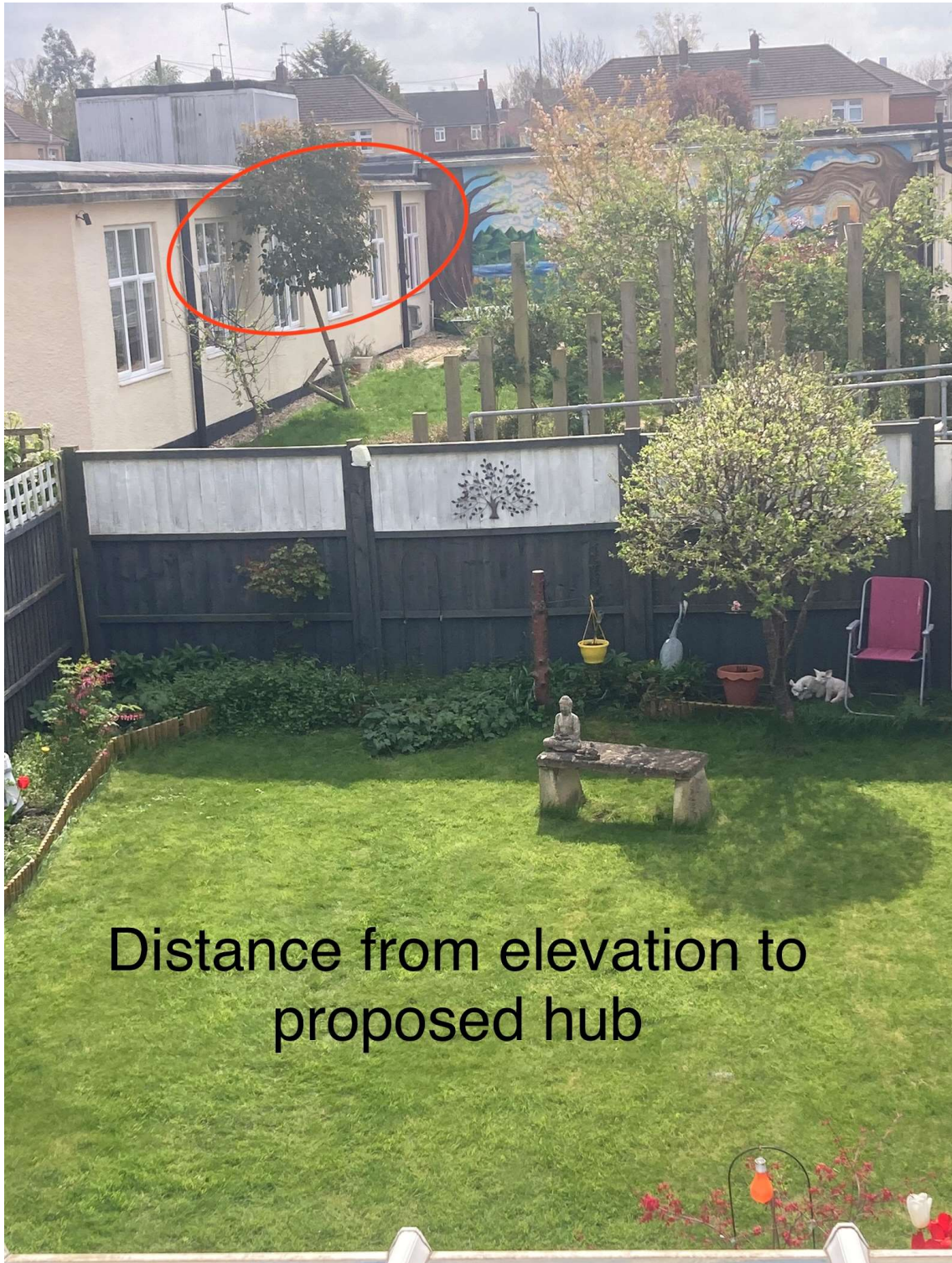
I would like to draw your attention to the major concerns I have with the height of the proposed buildings and to point out some points of information from the Planning Officer's report. There are no 4 storey buildings in the immediate vicinity, the nearest being half a mile away in Fishponds, not Oldbury Court, and the 3-storey buildings are much further down Gill Avenue. Little Hayes and Willow Bed Close have never been included, either on the maps or in being recognised as neighbours.

- I would point you to Policies BCS21 and DM26, which say 'development will not be permitted where it would be harmful to local character and distinctiveness'.
- British Telecoms Mast, Application No. 22/05158 was refused for being 'disproportionate and within direct view of residents, highly visible and prominent in the surrounding area. This would not respect the open character of the existing public realm and would be discordant within the wider street scene'.
- A 56.67 metre wide, 3-storey block of a minimum of 12 meters, almost twice the height of my house, across the back of my, and neighbours, houses would make it highly visible and not respectful of the existing public realm. The privacy of all living in in the surrounding area would be significantly impaired with the proposed Hub having windows all the way round. The land falls away considerably from the Vassall Centre meaning buildings will be higher at the North end of the site.
- The roofs of the current single storey buildings are in line with the windowsills on our first floors which will give you an indication of the impact of 3-storey buildings.
- The sun study plans demonstrate that the proposals do not prohibit the surrounding gardens from receiving at least 2 hours of direct sunlight on 21st March. Those of us in Little Hayes and Willow Bed Close, whose homes back on to, and are on the boundary of the Vassall Centre, have south facing gardens receiving sunlight all day long. The proposed Hub will be at least twice the height of our homes and will, therefore block a huge amount of sunlight.
- There is a point of information with the discrepancy in the distance from my house elevation (30 metres to the Hub) and the distance from my fence (19metres to the Hub) which do not correspond.
- The report also says, 'given the width of the road and separation distances from adjacent developments proposed height of the proposed development is considered acceptable.' There is no road between the north end of the Centre and the houses in Little Hayes and Willow Bed Close, just a narrow lane.

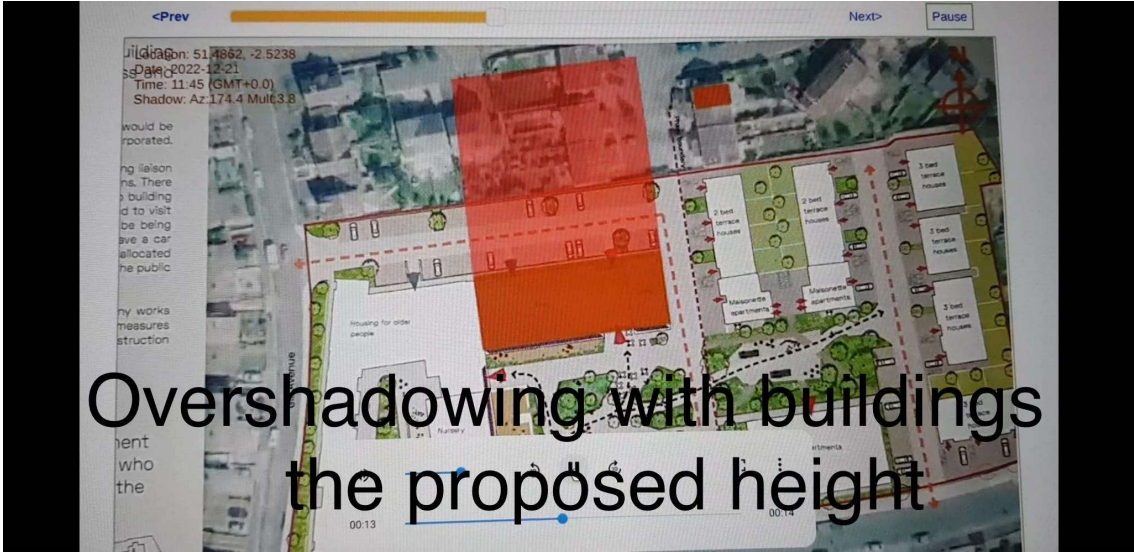
- Residents of both Little Hayes and Willow Bed Close have been continually omitted in terms of the proposed development. Our houses were built on the boundary and are, without doubt, the nearest neighbours of the Vassall Centre and the most adversely affected by the proposed development.
- In light of the above, I would ask that this proposal be rejected so that meaningful discussion can take place with the developer and neighbours to suggest that the proposal be revised to include 2 storey buildings in a similar lay out as it is at the moment. This would allow the residents in the Gateway House to gain as much light and sunlight as possible, increasing their mental health and wellbeing, as they would have no private garden at all. By reducing the height of the buildings, it would also reduce the overshadowing of the landscaped areas.
- It would be more community friendly by reducing overlooking and infringement and have a much more positive impact on the mental health and wellbeing of neighbours, for whom this whole process has caused much anxiety and stress over the last 18 months.

Nina Gerrard

Photos to accompany statement by Nina Gerrard



Distance from elevation to  
proposed hub







Distance from house to proposed  
hub  
Sunlight in garden throughout the  
day

## **STATEMENT NUMBER A4**

Public Forum Statement re Planning Application 22/03476/F - Vassall Centre, Gill Avenue, Fishponds BS16 2QQ

From: Lois Dyer

Member of the Vassall Centre Neighbours group

Thank you for allowing us to speak consecutively. We will each address a separate material objection.

### Statement

Firstly, I would like to thank Councillors for their Site Visit to view the impact of this development. Residents greatly appreciated this, in particular your willingness to view from the aspect of a residents garden.

May I draw attention in particular to the gradient of the land, the Vassall Centre being on higher ground than Little Hayes and Willow Bed Close (illustrated on the Proposed Street Elevations diagrams in the Public Pages).

The gradient is clearly visible to the naked eye:

- steps within, and to ground level from the rear of the Vassall Centre building
- garden gradient and step down from lawn to patio at No's 20-23 Little Hayes
- 'stepping' of houses in Little Hayes, Willow Bed Close and Vassall Road

The Report focuses attention on windowless side elevations facing the Vassall Centre (North border 82 Vassall Road/18 Willow Bed Close), but omits No's 20-23 Little Hayes, whose private and sunlit south facing living accommodation and windows directly face the planned 3 storey 10/12 metre massing.

These homes would experience exacerbated effects of overbearing, overlooking and overshadowing from the gradient of the land.

I would welcome meaningful dialogue and compromise from Bristol Charities, who from the outset have been immutably fixed on a central courtyard concept, placing 10/12 metre buildings around the perimeter of the site where they will cause the most, instead of the least, detrimental impact.

Surely here is the opportunity for a design of excellence and low impact, such as the very local award winning Colliers Gardens Brunel Care development, which is similarly bordered by residential 2 storey homes.

## STATEMENT NUMBER A5

Karen Francis - 22/03476/F - The Vassall Centre, BS162QQ - Public Forum Statement. Page numbers relate to officers' reports if not stated. Member of the VCN group to speak consecutively.

Vassalls is occupied predominantly Monday-Friday 0900-1700 as office space. Noise levels are extremely low, and associated disturbance is very rarely noted.

### **I would like to raise an objection to the planning application submitted on the following grounds:**

- Passage into WBC from Vassalls site would cause increased foot traffic through a residential area and associated nuisance. This is a particular concern given requested opening times for commercial operation until 2300. This is a private boundary and should remain as such. (Vassall Centre - Design and Access Statement - Page 16)
- Concern of office hours until 23:00 would increase noise, request to reduce the commercial hours for the residential amenity of nearby residents, including those on site. (Section 57, page 33)
- Change of use to increase use of site for commercial purposes and associated noise and traffic (both pedestrian and vehicular) during stated allowed times of operation. The local area is primarily residential, and while weekday commercial activities between 0800-2000 might be reasonable, the hours of operation for weekends are a concern and seem excessive. Reducing these hours will safeguard the residential amenity of nearby occupiers. (Section 53,54,57 pages 32-34)
- All building works and ancillary operations carried out between 0800-1800 Monday to Friday is reasonable, however 0800-1300 on Saturday is outside the current on site normal operations and noise disturbance levels and would not maintain good public relations. (Section 3, page 18)
- General concern about proposed parking on the northern boundary which is now stated as the main entrance to site. Anticipated traffic would be higher than it has been, given the proposed increase in commercial and residential capacity. Noted, that with the proposed one way system around site, this would be an acceleration zone with associated noise
  1. Disturbance caused by increased in traffic to site, because of change of use to residential:
    - a. Employee traffic
    - b. Visitor traffic
  2. Disturbance caused by increased in traffic to site, because increased office occupancy
    - a. Office occupants traffic
    - b. Visitor traffic
- Services and bin stores being on the northern edge of the building will require access for heavy vehicles(e.g refuse collection vehicles) this introduces increased noise to residents of the northern boundary. Similarly plant equipment leads to persistent noise introduced to an otherwise extremely quiet environment. (Reference - 4469-AWW-02-00-DR-A-02220-P06 GROUND FLOOR PLAN)
- Anticipated lighting of the car park, likely security lighting, and light from residential and commercial buildings being intrusive to the neighbors. These additional sources of light are expected to be a nuisance to neighbors, particularly those on the northern boundary where the southern aspects are not currently directly exposed to these types of light source. Request to control the times of operation, and the colour (e.g. red which is known to be lower for light pollution) (Section 5, page 20)
- Page 44, showing the proposed elevations of the new housing for elderly shows balconies being provisioned. This is not in keeping with the local area 'look and feel' and will increase noise and disturbance when residents are on these balconies. It is also a safety concern, especially for the elderly. Recommendation would be to redesign and remove the balconies

In summary I would respectfully request the Planning application be declined and resubmitted with the concerns raised above resolved, and look into a 2 storey development which would reduce density, and the overbearing



nature which is out of character of the local area. Reducing the height and density will aid reduction in noise levels and disturbance and increase safety for the future onsite residents and existing residents.

In addition I'd like to thank the councilors for their site visit and hope it gave a personal outlook on how this building application would affect the current and future residents.

Planning Forum Statement - **STATEMENT NUMBER A6**

Planning Application No. 22/03476/F, The Vassall Centre, Gill Avenue, BS16 2QQ

Murray Cross (Member of Vassall Centre Neighbours Group)

(We have requested to speak consecutively and will each address a separate material objection)

I am very grateful to the Committee members for paying a visit to the Vassall Centre and our neighbourhood. You have witnessed first hand the ample parking provision on the site. I would, therefore, like to draw your attention to the fact that a 5 fold increase in indoor floor space in the proposed development in Phase1 is accompanied by more than a 50% reduction in the number of car parking spaces currently available to the users of the Vassall Centre.

There are 4 reasons why there is an underestimation of the amount of car parking needed:

1. Currently there are 110 car parking spaces at the Vassall Centre including 18 accessible parking bays. However, only a total of 30 places including 11 accessible bays, have been allocated in the proposed plan for the Hub (see TRANSPORT\_STATEMENT-3260849 p.21). The number 30 is based on a 1 day analysis of the current parking usage (on the 23rd June 2022 - a COVID era, dry and sunny summer day) and some optimistic assumptions that Hub users will find some alternative means of transport. The 23rd June 2022 was not a typical day, with no significant meetings planned, with people being on holiday, working from home, being ill with COVID, a higher than normal number of people cycling/walking due to the good weather and with a local bus service in operation. The recommended number for the proposed office space would be 44 (see TRANSPORT\_STATEMENT-3260849 p.30). Note the figure of 44 is for average office, not fully accessible office space, where a higher than average car usage is expected. On top of this, from my personal pre-COVID experience as a close neighbour, regular overflow of the 110 car spaces is normal. This is also illustrated in the photographs on p.15 of the Design and Access Statement 1 of 2. Indeed, there is specific evidence to counter the claim that 30 parking spaces is enough. 105 cars were counted by an immediate neighbour on 10th November 2022 at 11:40am (including overflow on adjacent roads) and later in the afternoon there were still over 52 cars parked. On 24th August 2022 (school holidays) over 50 cars were counted. 72 cars were shown on Google Earth at the moment of writing.
2. HfOP was allocated only 6 spaces in the August 2022 proposal. There is an assumption that 'Residents do not typically have their cars on site'. Please note that the plans should not take into account today's situation, but also future predicted growth in personal mobility (mobility scooters and self-driving cars). Surely this planning proposal cannot assume a complete lack of vehicles in future years for the majority of the 40 housing units proposed.
3. The transport statement makes strong emphasis of the close bus route just outside the Vassall Centre and how this reduces the need for car parking spaces. This aspect should be reevaluated as the bus service to the adjacent bus stop (no.5 and then no.47) has been cancelled. This leaves the distance to the nearest regular bus route outside the CIHT recommended maximum walking distance of 300m - for the Vassall Centre it is around 550m walk, according to Google Maps. The phrase 'easy car and bus links to the wider transport network' in the application report (p.39 in the Public Pack) is based on outdated information and therefore the proposal is not fully compatible with the aims of policy DM2.

4. The transport statement centres around sustainable transport such as car share, walking and cycling. With none of these options generally available for people with disabilities, effectively the transport plan limits the number of people with disabilities to 11. This seems contrary to the ethos and legacy of the Centre.

If the new reduced number of car parking spaces is agreed (only 49 in the revised February 2023 plan), users of the new estate would look to park elsewhere. With the proposed pedestrian passage to Willow Bed Close (Design and Access Statement 1 of 2, p.16, North Boundary, point 7), our street and Little Hayes would become a convenient overflow car park for the new development to the detriment of the existing residents. Other neighbouring streets would also suffer as parking is already an issue exacerbated by the proximity to the Oldbury Court Estate Park.

I would, therefore, respectfully ask that the level of parking provision be revisited based on the recent cancellation of public transport service to the area and a more realistic survey of current parking utilisation by the Vassall Centre. In addition, the proposed location of the main car park open 24/7 is a cause of concern for the immediate neighbours along the north boundary who are at present exposed to very little noise and pollution from the site and enjoy peace and quiet in the evenings and at weekends.

Vassall Centre car parking photos November 2022













## STATEMENT NUMBER A7

Application 22/03476/F

Michael Curtis

I am a member of Vassall Neighbours Group

I am a retired Home Office trained Crime Prevention Officer.

I would like to thank the planning committee for their visit to the site and for listening to our concerns.

- I thought this application, "Class C2 residential homes for the elderly," would be residential and therefore covered by part Q of the building regs of 2010, which sets out the security standard of windows and doors (pass 24). I was pleased that Bristol Charities was going to apply for Secure by Design but very disappointed that they failed to do so.
- I understand some, possibly most, of the buildings are being built with prefabricated units. I am concerned that these may not meet the security standards required. I realise, despite the impression "Class 2 residential" gives, this may be a commercial building and that residential building regulations would not apply.
- I would like to be assured that the specification of these units will meet British Security Standards Pass 24 on windows and doors. They will be housing the elderly and most vulnerable people in our society. It would be wrong to disadvantage them by not providing the same level of security as a new homeowner would expect.
- I also have concerns that the elderly residents will become isolated especially as they may be leaving support behind when they move from another area. This area may be unfamiliar to them. No public transport exists on this route, and visitors will be discouraged from using a vehicle as parking on the site or residential street will be severely limited.
- The site will be boxed in by large 3 storey blocks all around its perimeter. At night there will be little or no active surveillance of the open spaces, other than from elderly residents. The local policing team has, as one of their priorities, drug dealing and anti-social behaviour on Gill Avenue. Anti-social behaviour already exists in the area and could easily move to the more hidden areas of the proposed site causing anxiety for the elderly who already have a heightened fear of crime.
- Developers always like to show their development in good light but at night a different picture will emerge. The Crime Prevention Officer mentioned that no management plan had been submitted, and it would be vital to address any issues on site.
- A new footpath has been included in the plan that leads through the site, to Willow Bed Close. The developer has not been able to supply any compelling reason as to why it's required, (Design and Access Statement 1 of 2. Page 16, North Boundary)
- Bristol City Council's Affordable Housing Practice Note (April 2018) states the applicant 'should achieve SBD certification, wherever possible'.

Why is this not possible?



- Avon and Somerset Constabulary and BCC are in partnership to build out crime in new developments. This means preventing opportunities for crime thus reducing victims and the fear of crime. I find it difficult to understand why SBD is being ignored.
- Looking at previous homes for the elderly built by Orchard homes (owned by Bristol Charities), they are located by retail areas, and are not surrounded by domestic residential homes. Their scale and industrial look/design is completely alien to our area.

Therefore, in light of the above points, I ask you to reject this application.

Mike Curtis

## **STATEMENT NUMBER A8**

### **Public statement from Living Easton Heritage and Environmental Group with regards to the demolition of the Vassall Centre Fishponds Bristol Ref. No: 22/03476/F**

Living Easton Heritage and Environmental Group are a community based environmental and heritage organisation of around 20 individuals and affiliated societies based predominantly around the suburbs of Easton, Whitehall, Barton Hill and Lawrence Hill in Bristol who take a particular interest in heritage, planning and sustainability issues in East Bristol.

Whilst we welcome the new housing development for older people and those with learning difficulties/special needs together with a community hub we need to ensure that the pavements around the new community hub and Vassall Centre are fully accessible by providing enough dropped kerbs/castle Kerbs.

There is also the issue that buses no longer serve the Vassall Centre since the withdrawal of the First Bus 5 & 47 services to Oldbury Court following service cuts by the West of England Mayoral Combined Transport Authority Mayor Dan Norris. These service cuts are due to the freezing of the transport levy by Bristol City Council, BANES and South Gloucestershire Council causing the withdrawal of the 47 bus service (and the previous 5 bus service). The 47 bus served Yate bus station, Westerleigh, Pucklechurch, Emersons Green, Downend, Oldbury Court, Fishponds Road, Eastville Park, St Werburghs, St Paul's and Bristol city centre and was a very convenient service for many people using the Vassall Centre.

The previous 5 service served Downend, Oldbury Court Fishponds, Broomhill, Stapleton, Eastville park St Werburghs, St Paul's and Bristol city centre and was also useful for many people.

Now that both bus services have been withdrawn, there is no Westlink demand responsive bus service to replace it. An equalities impact assessment for a development that is being provided for vulnerable people and people with disabilities should have picked up on this issue.

A public transport bus service is essential for this development and a Section 106 financial contribution should be sought included as part of a green travel plan. The West of England Mayoral Combined Transport Authority Mayor Dan Norris should reinstate a public bus service under contract to that Authority serving Downend, Fishponds town centre, the Eastgate centre, Eastville and Bristol city centre.

We welcome the regeneration of the Vassall Centre, Fishponds, Bristol as a housing development for older people and those with disabilities as well as the community hub but currently the site does not have any public transport bus or community transport service.

The shops and facilities in Fishponds are too far to walk for some people for even basic food shopping as the supermarkets are on the main Fishponds Road and the library or health facilities are also some distance away.

As has been stated there is no public transport to Downend, Staple Hill or Emersons Green District centre so less able residents would not even be able to visit Oldbury Court or Eastville Park estate which are large destination parks for local residents and tourists.

We would like this issue to be full addressed in any planning conditions that are set as part of a green travel plan with a Section 106 contribution to any bus service organised by Mayor Dan Norris and the West of England Mayoral Combined Transport Authority.

If public transport is not provided as part of the planning application, then it should be refused by the committee as not being compliant as per the local city plan.

IAN BECKEY (on behalf of Living Easton Heritage and Environmental Group)

## **STATEMENT NUMBER A9**

### Public statement.

#### Vassal centre Fishponds Bristol.

Whilst we welcome the new housing Development for older people and housing and homes for people with learning difficulties.

The provision of a community hub - We have concerns about the need to make the pavements around the community and the vassal centre Fishponds Bristol fully accessible with drop Kerbs and castle Kerbs.

To the near no longer in use Bus stops - But as Bristol disability equalities forum are very concerned about the lack of public transport to the vassal centre Fishponds, Bristol with the bus service cuts by the west of England mayoral combined transport Authority Mayor Dan Norris

Due to the freezing of the transport levy by Bristol city council Banes and South Gloucestershire council mean that bus service 47 / 5 bus service has been withdrawn from 47 Yate bus station Westerleigh Pucklechurch Emerson green Downend Oldbury court Fishponds Road Eastville Park St Werburghs Paul's Bristol city centre Service 5 Downend Oldbury court Fishponds, Broomhill, Stapleton ,Eastville Park St Werburghs, st Paul's, Bristol city centre. Both bus service have been withdrawn.

And no Westlink Demand responsive bus service has been provided.

With the need for equalities impact assessments for a development the is being provided for vulnerable people and people with disabilities.

A public transport bus service is essential a financial contribution should be sort as part of a green travel plan to be passed to the west of England mayoral combined transport Authority mayor Dan Norris to reinstate a public bus service under contract to that Authority to Fishponds town centre Eastville Eastgate centre. Bristol city centre and Downend.

The Board of Bristol disability equalities forum would welcome the regeneration of the vassal centre Fishponds ,Bristol as a housing Development for older people and people with disabilities and a community hub

But at present the site is not on any public transport bus route or community transport service.

The shops and facilities in Fishponds are too far to walk even for basic food shopping at the main supermarkets

Visit to the library or health facilities.

There is also no public transport to Downend, Staple hill or Emerson green

District centre in the area .

Residents could not even visit Oldbury court estate a large destination parks for residents and Tourists.

We would like this area full addressed as planning conditions as part of a green travel plan and a contribution to a bus service to mayor Dan Norris and the west of England mayoral combined transport Authority.

We are very very concerned about the building of housing and a conference centre for disabled people without Bristol city council and the west of England mayoral combined transport Authority mayor Dan Norris.

Not addressing the needs of public transport access as per the Bristol local plan and the joint local transport plan and the west of England bus strategy with the west of England mayoral combined transport Authority and North Somerset council.

If this issue is not addressed the plan should be refused as per the public transport and sustainable transport policy in the Bristol local plan.

If public transport cannot be provided the application should be refused as per the local city plan .

Gordon Richardson Bristol Disability Equalities Forum

David Redgewell South West Transport Network, Bristol Disability Equalities Forum Trustee, South Gloucester Disabled Equalities Network

Brendon Taylor Gloucestershire, Catch the Bus campaign, Disabled person.

## **STATEMENT NUMBER A10**

Knowle Liberal Democrats carried out a survey of Knowle residents to hear their concerns about the redevelopment of the Broadwalk site. This survey, which had over 100 respondents, mirrored concerns we already held. That is to say the overall majority of respondents had strong concerns about the proposed plans. Concerns, not addressed by the ward Councillors.

The proposed plans for the site are too high impact for the area and the wider community. The density of new residency units proposed is far too high, with far too little provision for Affordable Housing. The parking provision proposed for new residents, workers and visitors is completely inadequate to cover all.

We call for the rejection of these plans which will disrupt a vibrant community with far too little in return.

STATEMENT NUMBER A11

WRITTEN PUBLIC FORUM STATEMENT - THE VASSALL CENTRE DEVELOPMENT

Julian Mines, CEO of Bristol Charities – applicant for the redevelopment of The Vassall Centre

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**Big Vision/Development Aspirations**

The development brief and vision for the scheme is to create a vibrant mixed-use new neighbourhood centre for inter-sectoral and multi-generational living and working that encourages collaboration between a variety of stakeholders to promote an integrated, healthy community, delivering:

- **Community Transformation** – a standout community centre and spaces, hosting essential services for residents and projects/organisations, positively impacting health and wellbeing.
- **A centre of excellence for the Voluntary Sector** – high quality, accessible, and affordable work and meeting spaces, and enhanced client services available locally and city-wide
- **Transformed lives** – Affordable housing, communal spaces, and support services for a mix of ages and needs, with access to on-site and off-site services and integration with the local community.

**Community engagement**

We were keen to take the community with us on this development journey, so we engaged with key stakeholders and those living and working in the community to inform the emerging design proposals, prior to finalising the scheme for planning.

Early engagement began in May 2021 involving tenants and one of the ward councillors. This was followed by two rounds of wider public consultation in November 2021 and May 2022. Between each round there was further engagement with tenants and local ward councillors, a separate community uses survey, and peer review by Design West.

Over 270 residents/neighbours were directly mailed about the consultation arrangements in round 1, which was expanded to over 400 in round 2. Fishponds Voice magazine also carried regular news items to further publicise the consultation events.

Over 130 people attended the events in Round 1 and there were 75 survey responses. A further 40 people completed the community uses survey. A total of 40 people attended the consultation events in Round 2 and there were 23 survey responses.

**Bristol Charities commitment and early community impact**

Bristol Charities is committed to enhancing the work of the Vassall Centre both on-site and beyond. We will manage the site and the various state of the art spaces that will be created through the development proposals and have already relocated our Head Office and team from the City Centre to the Vassall Centre, which will be our long term/permanent base. Therefore, we very much have a vested interest in the site and look forward to a high-quality working environment for existing and future tenants and employees.

Early community development work is underway, in part as a response to the cost-of-living crisis, working with Bristol City Council to establish a 'Welcoming Space', providing much needed infrastructure, support, and funding to local projects, and establishing the Centre as a community hub providing support to the local neighbourhood around food poverty, appliance/energy poverty, and family support. Long term relationships with key agencies including Primary schools, Secondary

School, Children's Centre, and after school and early Years providers have been established. We have hosted community events including "We-The-Curious" workshops and summer and Christmas fayres to foster and maintain community engagement. We have secured funding for 2 Community Development Workers and have attracted funding into the area for food and community projects.

This work not only demonstrates our commitment to the Fishponds neighbourhood but also provides some early evidence of the work we will be developing in an area with high levels of deprivation that will be further enhanced and extended when the proposed development is operational.

### **A new, standout Voluntary Sector Hub; enhancing and extending provision**

Our ambition is for the development to significantly enhance the work and service provision of our existing and new tenants. The 'Hub' building will provide affordable, high-quality office, meeting, and workshop space for a wide range of Voluntary Sector and not-for-profit organisations delivering essential services to local and city-wide client constituencies. The 'Hub' will support the Voluntary Sector across the city enhancing their work, plans for growth, and improve the experience of visiting clients through the provision of workspaces, and visitor spaces on a scale and to a specification that would not be currently available.

Much has been written about the potential loss of accessible meeting and event space, which has been a longstanding feature of the Vassall Centre. Whilst the ground floor provision of conventional meeting spaces in the 'Hub' has slightly reduced, there is additional meeting space on the 2 upper floors, but also meeting spaces re-provided across the whole scheme, which actually increases the amount of bookable, accessible (and ground floor) community meeting and event spaces. This specifically includes two foyer spaces, exhibition area, communal spaces, the café, and flexible meeting spaces on the ground floor of the Gateway building, as well as the central open landscaped space for good weather events.

### **Transformed communities and lives**

Building on our early community work, the site will allow for a significant upscaling of this and on-site Providers' work, as well as provide resident access to new, enhanced, and quality facilities and services that will impact lives locally and from across the city accessing on-site provision, through:

**Community Café** – A café will be open to the public as well as the existing tenants and service users at the site. The café will provide work experience and training for local people and adults with Learning Disabilities. The popularity of the existing Vassall Centre café demonstrates that there is currently a need for a café and the demand will increase as our on-site community activities attract local residents onto the site. In the summer months overspill seating will be available for users of the café in the public open space.

**Accessible Centre for Employability, Learning, and Training for young people and adults with disabilities** - The original plan included a nursery co-located with the Housing for Older People. Following on-going consultation with residents and the early years community we have broadened the potential uses for this space within the development so that we avoid any damaging disruption to existing/future provision that may result from a fluctuating market. If a nursery is not a viable proposition at the time of development, we will achieve our multi-generational aspirations by working and connecting with off-site provision. We would have the option of re-purposing this space, and when combined with existing on-site provision, will create an enhanced Centre for Employability and Training centre for young people and people with learning disabilities.



**Community Space** - The ground floor of the Gateway comprises of a bookable community space adjacent to one of the main entrances into the site and linking it with Gill Avenue encouraging use and accessibility. The demand for this kind of space is extremely high, evidenced through our consultation work, but also our early work to date as we respond to immediate local need to access space for activities and services, enhancing health, wellbeing, and combatting social isolation across all ages.

**Supported Housing for Older People and people with Learning Disabilities** – In addition to the 40 units of affordable housing for older people, there will be eight one-bedroom apartments on the first and second floors of the Gateway building providing eight units of specialist supported housing that will be made available by Bristol Charities to residents with complex support needs. This housing offer has been designed to reflect the varied and complex housing needs of people with a range of differing physical abilities and wider support needs, addressing accessibility, sensory and enhanced safety requirements whilst delivering each resident their own home and an opportunity for independent living. The need for these units has been confirmed by **Bristol City Council’s Adult Social Services officers**, who have been instrumental in scoping the mix and design of the units and their ancillary provision. We have undertaken several meetings with the Council in parallel with the application preparation and determination.

**Landscaped heart and sustainability** - The scheme proposes a large, landscaped heart which will provide much-needed outdoor recreational space that is usable throughout the seasons and delivers ecological enhancements to the site and the neighbourhood including tree and shrub planting, creation of habitats, swift boxes, and insect hotels. This will add to the range of climate action and sustainability projects that we are supporting locally, alongside the new buildings that will be modern, low energy constructed to Passivhouse standards. Existing and future users of the site and the wider community will enjoy the landscaped heart.

From a planning perspective, the headline benefits to the scheme include:

- The intensification of a currently under-developed brownfield site in a sustainable location.
- The provision of much needed community uses alongside current employment space.
- An innovative mixed-use scheme with specialist housing for older people and people with learning disabilities.
- The replacement of obsolete buildings with very poor environmental credentials with modern, low energy buildings and
- The creation of and access to better public open space and enhanced biodiversity.

A key objective for Bristol Charities is to phase the development so that the Vassall Centre users who want to remain are not displaced during construction and therefore there will be a careful phasing programme in place to ensure their seamless transition into a new mixed-use site. The 100% affordable housing scheme on the remainder of the site will come forward in Phase 2 and will be subject to a separate planning application.

Our hope is that the development of the entire site, attracting a wide range of holistic services and service providers, housed in standout facilities, and supported by Bristol Charities community development work, will generate significant benefits and impacts both locally and across the city, transforming lives, families, and neighbourhoods, challenging deprivation, injustice, and inequality.

**Julian Mines, CEO, Bristol Charities**

**STATEMENT NUMBER A12**

I live right next to vassells my house borders onto it I objected due to beening over looked to many people looking at you when sat in garden houses are to high blocking what sun we have into the garden with houses being to high plus security plus disruption mess dust to our property's parking is a issue now will be worse and the house don't fit with the look of existing property's.

Thanks Stacey

### **STATEMENT NUMBER A13**

Ref. 22/03476/F Vassall Centre, Gill Avenue, Fishponds, BS16 2QQ

Please see my objections to the above planning application.

We have 2 children who suffer from dust allergies, eczema and asthma. The disruption, dirt, dust, noise and asbestos for 3 or 4 years of development will harm us and our children physically and mentally. Both of our children have additional needs and we have used services from charities based in the vassall centre. The loss of these services, even for a temporary time, will be detrimental to us. The buildings works for 3 / 4 years will disrupt my children's routines and impact their leaning and behaviour.

The 3 story buildings are overbearing and out of character with the local area. We live opposite the vassall centre and we are concerned with the privacy into our homes and gardens from the 3rd floor of these buildings.

We get sunlight into the front of our house and a 3 story building directly opposite us will block the light into our home.

The area is already over crowded and this building project will cause more over crowding. This is a peaceful area and the if the development goes ahead it will cause the area to become busy and dangerous with more traffic.

The lack of parking is already an issue especially because Vassall Park is around the corner. People already park in front of my driveway to use the park and after the development parking is only going to be worse.

The vassall Centre is currently a hub where lots of charities base themselves, having these charities move out will be a detrimental to the local community.

Mahmood Hussain

#### **STATEMENT NUMBER A14**

In regards to the proposals of the Vassall Centre, I would like to voice my opinion as I live in Vassel Road. I would like to object to any planning permission is mainly due to the inconvenience and parking problems already created with people parking do due to The parking charges in vassall park there is extreme congestion at the moment with people avoiding parking charges which will only be enhanced with visitors parking to Vassall Centre and living in accommodation at that centre also restricted daylight with the building being close to residents houses, I feel at the moment people can cope, but any redevelopment will only aggravate the problems that already exist also for safety reasons. If there is excessive congestion on this road you're waiting for an accident to happen. The disruption with any work involved would be major problem to the residents living in this area. Thank you. Mr r czemerys

**STATEMENT NUMBER A15**

Dear Sirs,

I would like to make a public forum statement to be put before the Planning Committee on the 31st May re. the above planning application.

I live at 23 Little Hayes, Fishponds, BS16 2Ld which is directly behind the Vassall Centre.

The proposed development would have a huge impact on my property and those that surround the perimeter of the Vassall Centre. The plan to have 3 storeys is just unacceptable It will dramatically affect daylight/sunlight to these properties and be totally overbearing. These properties are south facing and get sunlight all day long even through the winter months. If this goes ahead at 3 storeys there will be nothing.

Parking is already at a premium in the roads surrounding the Centre and is only likely to get worse.

The noise, disruption and security to properties surrounding the Centre with a development of this size is untenable.

I have no objection to development just not on this scale and 3 storeys high.

Yours faithfully

Linda Williams

## **STATEMENT NUMBER A16**

I write to express my concerns over the plans for planning Application 22/03476/F Vassal Centre Gill Avenue Fishponds BS16 2QQ.

My concern is over the lack of parking spaces provided for the residents of the centre and visitors.

There are not enough spaces provided within the centre and this means cars will be parked in the surrounding areas. My wife and I live in Willow Bed Close where the parking is crowded partly due to the recent yellow lines. Cars being forced to park on the pavement at times. As the road surrounds the centre many will try to park in the road.

There is a suggestion that a direct pathway will be built between the centre and Willow Bed Close. This would lead to many more drivers trying to use the road as a parking lot and making life much more difficult for everybody.

Perhaps it would be to the benefit of everybody if the committee members could meet with some of us so that an agreed way forward which is reasonable to everybody can be discussed openly.

Thank to all of the councillors who worked so hard to give local residents a hearing concerning this development.

R.H.J. Hutton

## **STATEMENT NUMBER A17**

I'm pleased to hear that the Planning Committee made a site visit recently and hope it helped them understand our concerns about the new development.

I have submitted objections before, but as none of the feedback from the immediate neighbourhood has been taken into account on your second proposal I object to the current plans for all the same reasons as in my initial objection.

I heavily object to erecting three storey buildings on the existing site as they would be completely out of character with the surrounding area. There are no three storey buildings in the near proximity. It's going to look extremely out of place and overpowering.

The height is going to have an impact on the light the houses and gardens adjoining the site will get, especially those in Little Hayes and Willow Bed Close, immediately next to the site. Those residents' privacy is being compromised as people in the new buildings on the higher floors will be able to look into the people's windows and gardens.

In addition, there is little parking provision on the new site for the people living and working there. I live in Willow Bed Close and we already have a lot of people parking in our streets since the introduction of parking charges in Oldbury Court car park, and the lack of parking on the site will make the situation even worse. It's not just the people parking in Little Hayes and Willow Bed Close, it's also the traffic from those driving into the area, not finding a space and having to turn in the narrow cul-de-sacs and drive out again.

The proposed pedestrian access between the Vassall Centre and Willow Bed Close is unnecessary and will cause security issues and additional noise for residents in Willow Bed Close and Little Hayes. There is access to Willow Bed Close, Little Hayes and Oldbury Court park on either side of the Vassall Centre and there is no need for a short cut route in between.

Kind regards

Diana Patrick



## STATEMENT NUMBER A18

Dear Sir/Madam,

Ref:- Planning Application 22/03476/F – Vassal Centre, Gill Avenue, Fishponds, BS16 2QQ

Resident – Cassim Hansrod

Firstly, I would like to thank the members of the Planning Committee in my suggestion to visit the proposed development site. It is a step in right direction for them to observe and gain an insightful appreciation of the locality and quite neighbourhood which has been my home that I have resided for the past 20 years.

I will not be attending the meeting to present my objections as other prioritised commitments take my time which excludes my attendance in person.

I am raising a planning objections (detailed below) related to the above planning application 22/03476/F.

The key objections are:

- Significant overdevelopment in a very quiet and peaceful neighbourhood
- Overbearing and out of character multi storey buildings and not keeping with a residential surrounding homes.
- Privacy intrusion (height of proposed development) within my garden and home due to the size and location of the proposed development
- Overshadowing caused by multi storey building
- Light pollution from oversized buildings spoiling the horizon for night star gazing
- Noise pollution from increased traffic
- Traffic congestion and lack public/private parking resulting from increased residential demands
- Significant noise and polluted roads during development phase which will become enduring
- Deterioration of surrounding public roads (Gill Avenue and Fishponds Straits), currently overburden with car traffic leading to numerous pot holes.
- Peace, security and privacy threatened by having a public pedestrian access provided between Vassal Centre site and Willow Bed Close.

Yours sincerely

C Hansrod

## **STATEMENT NUMBER A19**

To all of you,

I strongly and wholeheartedly object to the proposed planning of the Vassall Centre. The proposed 3 storey buildings are overbearing and out of character with the neighbouring streets, which will cause a loss of privacy and overshadowing of neighbouring homes and gardens, resulting in a significant loss of sunlight. The proposed gross overdevelopment will lead to overcrowding, with a lack of adequate parking on site leading to traffic issues and more on-street parking. Furthermore, the proposed pedestrian access between Willow Bed Close and Vassall Centre site raises significant security issues.

In addition, the proposed change of use away from a hub for charities will result in a loss of services for the disabled. The asbestos, noise, dirt, pollution and disruption for the next 3 to 4 years, including 24/7 noise, traffic, and security light pollution to the immediate neighbours, is unacceptable. The proposed development will have a negative impact on the character and heritage of the surrounding area and will result in the loss of green space, which is already at a premium.

Moreover, the proposed development will have a significant impact on the mental health and well-being of local residents. The noise, pollution, and disruption caused by the proposed 24/7 construction work will have a negative impact on the quality of life of those living in the immediate area. Furthermore, the proposed loss of green space, which is essential for mental health and well-being, will have a detrimental impact on the community.

Additionally, the proposed development fails to take into account the needs of the local community and will result in the loss of important services for vulnerable members of the community, such as the elderly and disabled. The lack of adequate parking on site will result in an increase in on-street parking, which will cause additional congestion and safety concerns for pedestrians and drivers alike.

In summary, the proposed planning of the Vassall Centre is deeply flawed and fails to take into account the needs and concerns of the local community. The significant negative impacts of the proposed development, including the loss of privacy, sunlight, security, services for the disabled, green space, and heritage, are simply unacceptable. The planning committee must reconsider this proposal and work with the local community to find a solution that benefits everyone.

Thanks a lot

Chilok Chin

## STATEMENT NUMBER A20

Dear all,

I am writing to express my strong opposition to the proposed planning of the Vassall Centre, echoing the concerns outlined in the previous letter. The plans for constructing three-storey buildings are completely out of character with the surrounding streets and will undoubtedly result in a loss of privacy and overshadowing of neighboring homes and gardens. Moreover, this will lead to a significant reduction in sunlight, further impacting the well-being of the residents.

Furthermore, the excessive development being proposed will inevitably result in overcrowding and exacerbate the existing parking issues in the area. With inadequate parking on-site, there will be a surge in on-street parking, causing traffic congestion and safety hazards. It is essential that any development takes into account the need for sufficient parking facilities to ensure the smooth flow of traffic and the safety of pedestrians and drivers.

Another grave concern is the proposed pedestrian access between Willow Bed Close and the Vassall Centre site, which raises significant security issues. It is imperative to carefully consider the potential risks associated with this access and prioritize the safety and well-being of the local community.

Additionally, changing the purpose of the Vassall Centre away from its current role as a hub for charities will result in a loss of vital services for the disabled. The development process itself, lasting three to four years, will bring about several negative consequences, including exposure to asbestos, increased noise levels, dirt, pollution, and constant disruption. The neighboring residents will have to endure 24/7 noise, traffic, and security light pollution, which is completely unacceptable.

The proposed development also poses a threat to the character and heritage of the surrounding area. The loss of green space, already scarce in the community, will further diminish the natural beauty and environmental quality. Preserving such spaces is crucial for maintaining the physical and mental well-being of residents and fostering a sense of community.

Furthermore, it is essential to consider the impact of the proposed development on the mental health and overall quality of life of local residents. The noise, pollution, and disruption caused by the construction work, which is planned to continue around the clock, will undoubtedly have detrimental effects on the well-being of those living in the immediate vicinity. The loss of green space, which is essential for promoting mental health, will further deteriorate the community's overall well-being.

Lastly, it is disappointing to note that the proposed development fails to address the needs of the local community, especially the most vulnerable members such as the elderly and disabled. The absence of adequate parking facilities will only worsen the situation, resulting in increased on-street parking and exacerbating congestion and safety concerns.

In conclusion, I strongly believe that the proposed planning of the Vassall Centre overlooks the needs and concerns of the local community. The significant negative impacts on privacy, sunlight, security, services for the disabled, green space, heritage, and overall well-being are simply unacceptable. I urge the planning committee to reconsider this proposal and engage with the local community to find a solution that truly benefits all parties involved. It is crucial to prioritize the preservation of the community's well-being, heritage, and quality of life in any decision-making process.

Once again thank you for your time and consideration. Look forward to hearing from you soon.

Kind regards

Elaine

Resident from Little Hayes

## **STATEMENT NUMBER A21**

The Vassall centre has been a prime hub for charities and valuable community services for Bristol and the wider area. Turning it into a housing estate will take away those much-needed services, taking away opportunity for the local community to have a safe space for the neighbourhood and camaraderie now more than ever.

Not only does it impact the community but the local residents, the short-term effects alone are going to cause major disruptions and leave long term consequences. For example, the construction alone is going to increase noise pollution, traffic congestions and cause an inconvenience to all commuters. These effects will last a minimum of 4 years if not more alongside the detrimental long terms effects once the project is completed.

The Vassall centre is in the heart of a thriving residential community which is a prime real-estate that attracts young couples to raise families as well as a place for senior citizens to retire in a safe and secure neighbourhood. With this development it will cause noise pollution, overcrowding and increased crime rates, taking away the unique selling point of this location. The out-of-character 3 story building will NOT fit in with this neighbourhood, not to mention blocking natural light to many homes, overpopulation, and inadequate parking for residents, thus leading to alternative measure to provide for the community. Including paid and restricted parking, increased traffic, and convenient get-away location. As a resident living next to the Vassall centre, a three-story building is not something I wish to wake up to every morning.

This development project needs to factor in at least 2 parking spots per new resident on site because the current street parking will not accommodate this and have not considered this in their current plans. If resorted to street parking, how do you propose emergency services will reach the residents with all the overcrowding and congestion this is going to create. It is already a struggle for emergency services to access residents, this project will exacerbate the issue.

We are barely adjusting to the new housing developments in Blackberry Hill and around Doddisham Walk, the additional traffic and stretch on resources it is having. The council are yet to meet the current needs to the neighbourhood, adding additional tenants to this already growing neighbourhood is only going to make matters worse. The local GPs are at capacity, the Dental services nearby are limited, where are all the proposed new tenants supposed to seek medical advice when current residents are struggling to access these services at present. Moreover, we have limited number of school and nursery spaces, how is the council going to accommodate this when additional tenants move to the same postcode all at once. The influx of new residents will prompt the bus services to accommodate for the increased demand leading to more traffic and disruption to residents.

If the project were to be completed, what guarantee is there that there will be a demand for them and not another conglomerate will purchase and repurpose the development. This neighbourhood does NOT need gentrification, and over development at the cost of losing peace of mind and community services. I do not believe that this project idea has been thought through enough, especially in terms of the pressure on services available and the impact it will have on current residents.

The above issues are just the crux of the damaging effects to come, for this reason I highly object to the proposed plans. This is a money-making scheme at the expense of a wholesome community with no viable future solutions if we do not stop this now. I would like to that the councillors who have recognised this issue and have worked tirelessly to ensure our objections and concerns are heard.

Kind Regards,

Abraham Niravathu

## STATEMENT NUMBER A22

Dear Councillors

Please accept this my objection to the proposed plans by Bristol Charities for the site referred to above.

I have lived at no. 12 Gill Avenue since 2004 and brought up my children. It felt a good place to do so as during that time it has always had a light and open feel, somewhere where it felt safe to be in the front garden with the front door open to let in the feel of a community spirit and getting to know the neighbours.

In this last year I have become a leaseholder with a 99+ year lease. My hope is that I would be able to continue this sense of openness for my grandchildren, with the freedom to let them play out in the front garden. However now, with this proposed development I have a dread that this will not be so, that the atmosphere of the area will change for the worse. That the development will bring with it a feel of being overly urbanised and that I will no longer feel safe to leave my front door open.

This proposed application will affect the remainder of my life. I am concerned about the impact on my own well being and mental health with the proposed development on my doorstep.

I am a local resident and am open to the idea of the Vassall Centre site being developed for the community, however am concerned that the proposal will in fact cause more issues for the local area than it solves.

I am very concerned that the development proposes a 3 storey building so close to the pavement, cutting out light and making the area feel over crowded, also I will be directly overlooked.

I am concerned on the amount of additional traffic on this particular part of Vassall rd/ Gill Avenue, it is a dangerous bend which cars take too fast, cutting over the other side of the road, it is already a difficult road to cross for pedestrians as it is.

I ask the Planning committee to take in to consideration there is a second part to this proposal, coming later, with affordable housing forming the second half of the site. I ask that in considering this application you take in to account the impact on the local community of both applications. I feel that the proposed applications are attempting to tick too many boxes, and the outcome will be a development that instead of feeling open and safe, is overpopulated and over time will become dirty and full of rubbish and therefore empty and unsafe. I feel the application is trying to fit too much in. I feel it will become a 'micro' community, little used by the existing local residents.

I agree that the area needs a community space, however in my opinion the proposed application does not provide this adequately considering the already present needs of the community.





### **STATEMENT NUMBER A23**

I object fully to the proposed development. On the following grounds:

- Overbearing 3 story buildings/out of character with neighbouring streets
- Gross overdevelopment/over crowding
- Traffic issues and more on-street parking.

The area is already overcrowded with homes with inadequate space - this is just another example of greedy developers not caring about the area but squeezing as much into the smallest area possible to maximise their profits.. There is a significant lack of provision for parking in the area as it is adding more homes will only worsen this, simply travel through the area and look at the number of cars parked on the road. I hope that there is no major emergency incident as emergency vehicles will not be able to pass through a lot the time. The Linden/Vistry and Barratt Homes a very recent example of no thought given to where residents park. Further worsened by the council's decision to now charge for parking at Oldbury Court making the side streets even busier as park users avoid the charges.

I ask that the panel see sense and consider the people that you local people who call Fishponds their home - not the businesses that suck all the money out of the smallest space and move on to the next area leaving those who cannot afford to move on deal with the mess they so inconsiderately created.

Kind regards,

Martin O'Leary

## STATEMENT NUMBER A24

### Vassall Centre Planning Application

22/03476/F

Thank you to the Councillors for listening to us and for deferring for a Site Visit.

I am concerned that there is no mention of the houses in either Willow Bed Close or Little Hayes, two roads where the proposed development will have major impact.

I consider that there is plenty of space on this large site for a spacious two storey Vassall Centre style Business Hub for disability charities. This arrangement would create a less densely populated space with less traffic and parking requirements. The project would be cheaper to build and the timeline would be shorter. This would involve minimal disruption for the neighbouring residents and would be respectful of the wellbeing of all concerned, both neighbours and of those who would ultimately accommodate the new proposed development. I fear that if the present proposals were to be passed and if Phase 2 were ultimately to follow suit, then the building of this site would have a serious impact on the residents in the Willow Bed, Little Hayes area. The homes in these streets are relatively small, 2 storey homes with very average sized gardens and the roads referred to are narrower than those on Gill Avenue and Vassalls Road, and will therefore be greater affected by the proposed development with regard to through traffic, parking and access for council and, emergency vehicles. As it stands, the gardens of the homes in the Willow Bed Close and Little Hayes development presently receive sufficient light and the area is subject to little disturbance from noise, litter, noise/air pollution, due to not being overlooked by high rise building. The Vassall Centre proposal to build so many homes in such close proximity, and so densely packed together, some of which are planned to be 3 storey, is going to seriously impact on the wellbeing of the existing residents and of the residents of the newly proposed development. There will be major implications for the roads and access and will lead to greatly increased noise, pollution and traffic chaos. The situation will be exacerbated by the recent addition of double yellow lines and parking charges, soon to be increased, in the neighbouring Oldbury Court Estate. The plans show very little green space and the development will be in danger of resembling a prison.

Consideration must surely be taken of the gradient of the ground from the entrance to the Oldbury Court Estate through the existing development of homes built in 1999 towards the Vassalls Centre. The land rises towards Fishponds, so the impact of a dense 3 storey development on Vassall Centre is going to seriously affect the light reaching the existing houses and gardens in Willow Bed Close and Little Hayes. My concern when submitting this proposal, is that little or no regard is or has been taken of the impact upon the above mentioned area - It is as though it does not exist. Gill Avenue and Vassalls Road are the only roads mentioned, and these are wide roads with large well-spaced houses. Also the 3 storey flats which are mentioned in the official documents are situated well back from the wide road and surrounded by a good amount of grass. They also do not overshadow other properties and the shadows created by these buildings are retained within their own development, which will not be the case with the proposed development – **VC development is too densely packed and too close to other houses.**

**Thank you once again to the Planning Committee for agreeing to visit the site of Willow Bed Close, Little Hayes, Oldbury Court Drive to see for themselves how close all the neighbouring houses are to the proposed 3 storey buildings.**

### **Objections**

- 1 Proposed change of use away from a hub for charities / loss of services for the disabled.
- 2 Overbearing 3 storey buildings are not in line with the predominant character of the local area. Existing 2 storey homes on Vassall Road, Little Hayes, Willow Bed Close and Gill Avenue are all nearer neighbours than the 3 storey flats, which are set away from the road and in grassland, sufficiently spaced and further down on Gill Avenue, and the shadow they create does not impact on other properties. These are not 'local building style'
- 3 The proposed development will result in loss of privacy/overlooking of neighbouring houses and gardens
- 4 3 storey buildings impacting on neighbouring houses, which under legislation are protected by 'right to light' Homes and gardens around the immediate perimeter will be overshadowed by taller buildings losing privacy, natural light and sunlight.
- 5 Houses backing onto the site will experience constant noise from vehicle parking, service vehicles, bin collections etc. all proposed to be situated at the rear of the site right next to residential housing.
- 6 This would cause disturbance, unacceptable intrusion in the form of noise nuisance, general disturbance, odour, pollution, security light pollution.
- 7 The development may lead to a significant impact upon road safety.
- 8 The proposed development suggests gross overdevelopment/overcrowding which is not acceptable for the new or existing residents.
- 9 The new proposed development must blend in with the surrounding neighbourhood.
- 10 3 storey buildings cannot be approved as this will lead to more 3 storey applications in phase 2 of Bristol Charities project at the Willow Bed Close and Little Hayes end of the site.
- 11 There will be greatly reduced car parking on the site, along with the high density of accommodation, leading to yet more traffic and cars parking on our streets which already have restricted parking due to the recent addition of double yellow lines on our roads. The area to the rear of Vassall Centre leading towards the park is presently a wildlife haven for bats, foxes and birds and we wish to retain this. The area presently has minimal light and noise pollution.

I am against the prospective amount of noise, dirt, pollution and disruption for the next 3 /4 years.

I oppose the Passage into Willow Bed Close

G M Stone

28 May 2023

**STATEMENT NUMBER A25**

Hi I would like to submit a Public Forum Statement to the Planning committee regarding planning application no 22/03476/F.

The application is unsuitable as it will cause traffic issues to a main rd access to a local primary school also noise and dirt problems,plus overcrowding in a small neighbourhood also the loss of privacy to neighbours and many other issues like lack of parking. Thankyou for taking the time to listen to our concerns

Mr Chris Morris

## **STATEMENT NUMBER A26**

Dear Sir/Madam

I am writing to you in regard to Planning Application 22/03476/F Vassall Centre, Gill Avenue, Fishponds, BS16 2QQ.

Firstly, I would like to raise my objection to the increased volume of houses/apartments now being proposed which will bring a significant detrimental impact to our community.

There is already a lack of parking for existing residents which is being made even worse by visitors to Vassall Park/Oldbury Court who are avoiding the new parking charges in Vassall Park car park, by parking in neighbouring streets, roads even across driveways and double yellows. This has also caused a genuine and increasing health and safety risk, I have already witnessed a number of near misses, not just with vehicles but also, bikes, pedestrians, children and pets/animals.

The new proposed build does not appear in any way to take account of the potential increase in traffic and parking that will be required.

Indeed the proposed more than doubling of the accommodation from the original proposal does not in any way define how the additional transport requirements are to be catered for. I can only stress, as a resident in the area for the last 13 years that the increased traffic flow will in my opinion result in a serious incident sooner or later which can only be exasperated by the proposed development and complete lack of transport planning.

Please see pictures attached from my bedroom window at 11 Oldbury Court Drive showing how bad parking/traffic is already in our area – noting a few cars parking over driveways blocking in residents.

From:

John Ross & Latasha Carlo











## **STATEMENT NUMBER A27**

This proposal is completely out of character with the existing residential area and will be an eyesore for eternity, in addition, I would raise the following objections;

This proposal will generate noise, dirt and general disruption to the whole area for the next 3-4 years, so in other words all of the children being born in this area will be subject to the above forms of pollution for the whole of their pre school childhood ( and beyond).

In addition to this I believe that there is also a risk of asbestos pollution.

The roads to access the site are nowhere near sufficiently big enough to cope with the the size of vehicles required over this period of time, the only viable access & exit routes are either end of Gill Avenue , i.e. through a narrow one way system near co op, or through a narrow housing estate near a school.

Any privacy that residents currently have, will potentially disappear, also any sunlight.

The proposal does not do enough to show how any existing services, i.e. schools, doctors & dental will cope with a huge additional burden.

The Oldbury Court end of Gill Avenue already has parking issues for residents, this will get even worse as there does not appear to be enough on site parking .

Kind regards

Steve

## STATEMENT NUMBER A28

Thank you to the Planning Committee for listening to the views of local residents and arranging a site visit.

### Public Forum Statement

The proposed development is out of character with the surrounding area, especially the residential buildings on its immediate boundaries. To state that 'the housing to the North and East of the site backs onto the boundary and faces the other way so was not considered directly relevant to the character of the site' yet to consider Fishponds commercial centre a mile away as relevant is unbelievable! How can housing that borders the development not be relevant? Houses that 'face the other way' means that their gardens, where residents spend the majority of their outdoor time, will be most significantly impacted by the proposed development.

The 3-story elevation is not in-keeping with the surrounding residential area and causes significant issues of overlooking and overshadowing existing houses along the border, impacting on 'right-to-light'. As the proposed developments will be residential, they will be occupied 24/7 meaning that the invasion of privacy from being overlooked is greater than the existing buildings which are only occupied during working hours. There have been no scale diagrams or measurements given regarding proximity of proposed developments to the boundary which makes the impact very hard to determine. I have also not seen any information on what will happen at the actual boundary? Will there be a fence? A wall? What height?

The site is large enough for the buildings to be placed away from the boundaries and so limiting impact on existing houses. Scaling back the development to 2-storey buildings would also reduce the development time which is significant for those of us who live on the boundary of stage 1 and stage 2 and so will be living next to a building site, with all of its noise, dust, smell and pollution, for 4+ years.

As has been mentioned by other residents, there is no documentation regarding the protection of existing wildlife on the site or of safety considerations regarding the extraction and safe disposal of asbestos. There is also limited information about how the buildings will be 'sustainable'.

Parking has been highlighted by others as an issue, I haven't seen any info on what provision per dwelling is being included. Do all houses/flats have parking provision? Also are there provisions for sustainable travel alternatives such as secure bike stores? The immediate area already suffers from heavy parking on the roads and an influx of residents without parking provision will exacerbate this. Equally the area already has air quality that exceeds World Health Organisation limits for PM2.5, PM10 and nitrogen dioxide so making adequate provision for sustainable travel options and ensuring the site has excellent public travel options is also vital, especially with the introduction of the Clean Air Zone and the recent removal of all bus routes past the site (Number 5 and 47 both axed).

Additionally, the state of the road surface on surrounding roads is already very poor, this will only deteriorate further with any heavy goods vehicles regularly using them. The access roads need to be improved before any development starts and then assessed and further improvements needed as required following the commencement of any work.

Finally, it seems that the declaration of 'no existing tenants will be evicted' rings a little hollow when specific and adequate facilities are not being provided which consequently forces some charities to have to look elsewhere.

Alexandra Heelis

## **STATEMENT NUMBER A29**

I grew up in Willow Bed Close and have lived there all my life. I'm currently at university away from Bristol but I still come home in the holidays and have my room which looks out towards the Vassall Centre.

Willow Bed Close is a lovely quiet neighbourhood. I'm very concerned to see a three-storey development being built just meters away from my home. It will be huge and overlook the houses and gardens of the residents on the other side of the fence. I will look onto it from my bedroom and it will rise far above the existing houses and not fit into the existing environment of our single-storey houses at all. People living next to the new development won't get as much sun in their gardens as they do now. I've also noticed there's an access road adjacent to the fence right next to houses in Little Hayes and Willow Bed Close where there's bound to be noise coming from people and cars arriving and leaving. I'm also worried that more cars will be driving around our streets in Willow Bed Close trying to park as there's a lack of parking at the new development.

Kind regards

Alexandra Patrick

## **STATEMENT NUMBER A30**

To whom it may concern,

Thanks so much to the Councillors for taking the time to read this statement, for listening to our objections, and for deferring the decision for a Site Visit.

You will see from the site when you visit that it is really not very big for 90 homes, and this is obviously a greedy application to milk as much from the land as possible. Parking in Vassall Road is already a problem, especially at the weekends because of Vassall Park, without it being further compromised by up to 90 additional cars for residents and visitors of the new homes.

Ultimately, like all planning applications of this scale, any and all objections will be over ridden once the right palms have been sufficiently greased. But until then, I would like to add my voice to those opposing this over-ambitious and insensitive proposal.

Paul Goodman

Life is absurd. Be merry. Be free.

### **STATEMENT NUMBER A31**

Thank you for listening to public objections and visiting the site. I hope your visit helped you to understand the reasons for the objections.

I live in Vassall Road and my concerns are to do with the building of high density housing and the inevitable increase in traffic in the area.

It's already impossible to park outside my home due to so many dropped kerbs and people with multiple cars parking on the road (and sometimes the pavements). We already have overspill parking from visitors to Vassall Park. I see more traffic and parking congestion being created by this development.

I also think three storey buildings are too tall for this residential area. I feel sorry for the houses next door as they will be shaded and overlooked as these taller buildings are going to be built on the edges of the new development.

I find it depressing that the developers say they have consulted with residents but none of the suggestions made by residents seem to have been taken onboard.

Obviously the site needs to be developed but it could be done in ways that fit in better with the area and the neighbours.

On a related note - please get First to reinstate the public service bus that used to serve Oldbury Court Estate. I'd love to not use a car but we can't all ride bikes or e-scooters! I'm starting to feel Bristol does not pay much attention to the elderly or infirm. Public transport needs to be efficient and available to all.

Yours sincerely

Rosalind Stirzaker

**Statement of objection - Vassall Centre 22/03476/F - Development Control Committee A 31/5/2023**  
**STATEMENT NUMBER A32**

I would like to thank Committee members for carrying out a site visit to see first-hand the surrounding neighbourhood and the detrimental impact this development would have on neighbouring properties. I have lived adjacent to the Vassall Centre (VC) for over 20 years and am grateful you took the time to do this.

I would like to **request that this application is rejected** by the Committee. I understand that the site will need to be developed at some stage but it could be done in a way that serves the community and is also much more sympathetic to the surrounding area. The current design is focused on 3 storey, high mass buildings which are not in keeping with the mostly 2 storey area. It will be overbearing and greatly harm the residential amenity and character of the area. Their positioning around the perimeter will also cause unreasonable levels of privacy invasion, overshadowing, noise, overlooking, parking, loss of daylight & other issues. It is also not well served by public transport and will cause parking issues. It does not include provision for facilities required by some of the charities currently based there (refer to objections submitted in Aug 2022 by two charities).

I have read the case officer report and have found several inaccurate pieces of information I believe are material to making a fair and informed decision about the development. Please note that I detailed these issues in my previous statement and none have been rectified in the latest version. I will try to use my short statement to highlight some main issues, but it would also be helpful if committee members were shown full objections submitted in 2022 as many of these points were covered more fully in those.

- Characterisation of the site surroundings is incorrect: “The proposed scale mass and design is considered inkeeping with the character and appearance of the wider area” and “site is in a predominantly residential area surrounded by 2 storey semi-detached housing interspersed with other building typologies including some 3 and 4 storey apartments”. This is misleading. In fact the site is surrounded/directly bordered by 2 storey houses. The North of the site is not mentioned but is entirely directly bordered by properties in Little Hayes and Willow Bed Close. The east is bordered by 2 storey houses (not 3 storeys; a few can be found further down Gill Ave and set back from the road). There are also zero 4 storeys surrounding the site. The development is not in keeping with the area and will harm its character, in contravention of BCS21 principles. At least 50% of the site is bordered by house types/designs that have not been considered in the applicant’s plans.
- “Given the width of the road and separation distances from adjacent developments the proposed height of the proposed development is considered acceptable”. The fact is there is no road separating the buildings from properties in Little Hayes and Willow Bed Close; these properties directly border the VC site. Houses in Vassall Road are also very close to the proposed 3 storey buildings.
- The location plan on page 32 does not accurately depict the full scope of development. The VC land to be developed goes right up to the property fence lines bordering it at the rear of the site (beyond the pink shaded area), ie, much closer to residential properties than is highlighted. Section G(i) only mentions bordering houses with side elevations. In fact there are houses in Little Hayes whose rear of the property (living space & bedrooms) face the proposed 3 storeys, causing significant privacy, overlooking and overshadowing issues that are very unreasonable for homes that have not previously had such issues. They are entitled to expect ongoing privacy & sunlight access going forward. Note that the land also slopes down significantly from site front to rear; exacerbating these issues.
- Parking and public transport. Section H(iii) evidences the applicant’s car parking survey which was proven not to be representative of the VC parking demand. It was conducted on 1 day in June when they counted 27 cars. I conducted a count in November of 105 cars parked at 11:40 (with extra parking also spilling out onto adjacent roads) and 52 parked cars at 14:35. I have supporting photos. On the day I objected in Aug I counted 50+ cars. The reality is that this car park often exceeds its current 110 spaces and the ‘survey’ is being used to justify an inadequate number of 49 spaces (whilst also increasing internal building capacity from 1377 to 6925 square metres). In addition, the report quotes “proximity of local bus stops within 200m of the site access make this site a wholly sustainable option” and “it is located on a main bus route into and out of the city centre”. This is untrue. The bus routes close to the site were all cancelled. The nearest bus stop is now up on the main Fishponds Rd; some 550m and a good 10 minute walk away. This will increase car use and parking demand. It also does not align well with policy DM2 for the location of older peoples’ housing as there is no local bus route. This is a quiet residential area, already struggling with lack of, and inconsiderate, parking. It will further these issues and may cause traffic safety issues.



**Example of proximity of bordering houses to Vassall Centre site. This property is situated immediately behind phase 2.**





**STATEMENT NUMBER A33 - Statement of objection - Vassall Centre 22/03476/F - Development Control Committee A 31/5/2023**

I would like to start by thanking committee members for their recent visit to the Vassall Centre (VC) and surrounding area.

I live immediately behind the VC and have for over 20 years. **I am submitting a statement of objection and ask that the application is rejected**, as the plans will be hugely detrimental for residents living around the site (for many reasons including overlooking and overbearing to existing neighbours, high density, insufficient parking provision, loss of light, increased noise). I would also like to bring attention to the fact the public document pack contains some inaccuracies that I feel should be addressed so that committee members can have complete and accurate information.

Parking – parking is already a problem in the local area, partly contributed to by the existing VC capacity. Adding to the density of the site and reducing the parking provision will only make this worse. The report cites the applicant’s parking survey to justify the proposed parking provision which was conducted on 1 day of the year, in June. This survey is biased and unrepresentative. Local residents have conducted parking surveys that demonstrate this is under reporting existing car park usage. I am sure any discussion with local residents would also reveal how much of a problem parking can be in the local area, and therefore how much the parking issue appears to have been downplayed in the proposal. Further to this, the planned pedestrian access from the site into Willow Bed Close should be denied as it will worsen parking issues there.

Not in keeping with the neighbouring area - the report states that the proposed development is considered in keeping with the character of the houses in the neighbourhood surrounding VC and that the neighbourhood already has 3 and 4 storey properties. The neighbourhood immediately surrounding VC is all 2 storey, as is the overwhelming majority of the wider area. The 4 storey properties, being used as part justification for 3 storey proposals, are a 10 minute walk away from VC, nowhere near visible from it. Conversely, properties in neighbouring Little Hayes and Willow Bed Close (which are within 30 metres of VC, and are adjacent to it) have been largely omitted from the impact analysis of the development (report makes 1 reference to them, despite these roads being the closest neighbour to VC site, as they run alongside it).

Loss of light and privacy – the proposed development will lead to a significant loss of light and privacy to those in the immediate surrounding neighbourhood due to its density, scale and proximity. The sun study referenced in the report (based on 1 day in March) is unrepresentative of the full, detrimental impact it will have on nearby properties. For example, properties along the northern perimeter that have always had virtually unimpeded sunlight throughout the year will be severely affected. The report states that there are no unacceptable overlooking issues, citing 2 houses with blank side elevations (82 Vassall Rd and 19 Willow Bed Close). The report omits probably the 4 most affected properties which border the site and will suffer severe overlooking (20-23 Little Hayes which are situated between 82 Vassall Road and 19 Willow Bed Close).

Change of Use – this site is situated in a quiet, suburban, residential area, and VC is currently mainly only occupied weekdays in office hours. The plans include many changes of use of the site, which will lead to overcrowding, utilisation of the site 24/7, parking issues, hugely increased noise, night light pollution etc. The plans should be scaled back to be more sensitive to the neighbourhood and wellbeing of its residents.

Crime concerns – The Crime Prevention Design Advisor raised concerns over lack of natural surveillance from active rooms for the rear car park running against the fence line of existing properties; making it vulnerable to crime and antisocial behaviour. The report does not acknowledge this specific concern; only mentioning the site more generally. Nothing has been done to reduce this risk (it is not a lighting issue).

Phases 1 & 2 – applicant’s perceived benefits of phase 2 have been included in the report, linked to phase 1. I feel that either (i) phase 2 references should be removed from the report or (ii) the application should include both phase 1 and 2 together.

Objections not being given due hearing – the summary of objections included in the report does not represent the breadth and depth of the reasons for the objection. It feels that throughout the process, local residents’ concerns have not been duly considered.

## STATEMENT NUMBER A34

I have lived in Willow Bed Close all of my life and my bedroom window overlooks the back of the Vassall Centre. It is a single storey building which does not restrict my view of our wider Fishponds neighbourhood. A three storey office block would visually cut me off from the entire area and would not be a pleasant sight to look at. Furthermore, a building that tall and on higher ground would cast a shadow over my window (some distance away from the boundary) in winter, affecting my quality of life. My sleep would also be disturbed by the security lights from the main car park positioned next to the north boundary. The proposed use of timber from the demolished building for the landscaped areas and bird and bat boxes would pose a health hazard as it was very likely in contact with asbestos containing materials in the walls and ceilings. (Design and Access Statement 2 of 2, p.41, 17/57; and p.27, point 36 of the Planning Officer's Report)

Planning Officer's Report states on p.12, G) iii) NOISE AND ENVIRONMENTAL IMPACT that:

"Environmental Protection have no objection to the application but do have some concerns with the potential for harm to be caused to nearby residents from demolition and construction works at the development. Concerns have been raised of asbestos presence within the existing buildings.

Noise and Environmental impacts associated with construction can be controlled through a Construction Management Plan and other conditions which have been added."

If we must endure several years of asbestos, dirt and noise pollution, it would be much more considerate on the part of the developer to build an estate that would constitute a visual improvement on the existing building and be in harmony with our neighbourhood, like the nearby 2-storey Colliers Gardens run by Brunelcare. Larger private green areas for the elderly and complex needs residents would be beneficial to their wellbeing. Solar windows and balcony doors and strategically placed deciduous trees would minimise overheating of their apartments in the summer, especially on the south and west side. Changing the proposed layout to protect the sunlight, privacy and quality of life presently enjoyed by the immediate neighbours of the Centre would be a welcome course of action. The entire Vassall Centre site is owned by the developer and is large enough to allow for a more flexible design.

I would, therefore, like to ask the Planning Committee to reject this application in its current form and instruct the investors to devise a proposal that would be in keeping with our neighbourhood, instead of the one that pushes us to move away.

**STATEMENT NUMBER A35**

The ideal of adding more traffic to this over used area is too much. We have existing ongoing traffic problems due to the over use of the small roads and access to Oldbury Court Estate. Parking in this area is a nightmare for residents especially at busy times, like weekends and school holidays.

The proposal is not in keeping with the area, blocks light and puts pressure on the services of the area like schools and doctors, which are already hard to get an appointment with.

Adding to the frustration of residents is not beneficial for their health with the pressures we are already experiencing.

I am therefore against this proposal.

With regards

Linda Cottrell

## **STATEMENT NUMBER A36**

My objection:

As I commented before: having a 3-storey business-dedicated building overlooking our property means complete lack of privacy and therefore reducing of our living space significantly. Not to mention the loss of sunlight in our and other neighboring gardens and houses. Also the whole project is rather huge, which means a lot of disruption like: noise, dirt, pollution, road traffic etc. around the building site, which means directly behind our garden, for the period of a couple of years! Going ahead with such plan will mean more disturbances for distant future as well like: overcrowding this not big enough space, lack of adequate parking spaces, road traffic on all surrounding roads etc. I'm also very much concerned about losing this space for all charities providing important services to Bristol people; I know many of them will have real issues with relocating their offices. This is a very unique site in Bristol at the moment and destroying it would be a real loss; I can't see any significant improvements for the local community when the rebuilding plans go ahead.

Also, I would like to say my Thank You to all Councillors who listened to me/us, and also for deferring the Planning Committee meeting for a site visit. I do appreciate.

Kind regards,

Bernadeta Starzak

**STATEMENT NUMBER A37**

Dear Sir/Madam,

Please find below my Public Forum Statement for the committee's consideration 31st May 2023.

I strongly object to the plans to redevelop the Vassall Centre for the following reasons.

The Vassall Centre is a very valued asset within the community and wider area. It does not sound as though all of the current tenants and their associated services and facilities are being accommodated within the new plans. I object to the 3 storey buildings. They are very overbearing and look completely out of character within the local area. This area is residential and predominantly 2 storey. I also feel that the site will be very overdeveloped and out of context for the area. It will be much busier and increase traffic and parking needs in the locality.

The parking provision in the current plans does not look sufficient for the size of the development and will likely worsen parking problems that are already experienced here. This would be unacceptable.

Thank you so much to the Councillors for listening and taking the time to visit the site.

Yours faithfully,

Nigel & Lise Bishop

**STATEMENT NUMBER A38**

I am writing to submit a Planning objection to the above Vassall Centre development.

The current proposed scale (height of buildings) & density of homes (5 fold increase of indoor floor space) is too overbearing. Subsequently, as it stands this development will have a significant negative impact-lack of privacy, light & noise pollution, parking congestion ( over 50% reduction- from 110 parking spaces to 49) on the surrounding neighbours & community.

I would like to express my thanks to the councillors for listening to local voices about our concerns surrounding the over development of this site & agreeing to a site visit.

I hope the councillor's future recommendations will reflect necessary changes that are required to the current plans to ensure this is a positive development for our Fishponds community.

Kind regards

Natalie Melia



Democratic Services  
Bristol City Council  
City Hall  
College Green  
Bristol BS1 6TR

13 March 2023

**STATEMENT NUMBER B1 - KNOWLE PROPERTY PROFESSIONALS  
IN RESPECT OF REDCATCH QUARTER DEVELOPMENT KNOWLE**

As the three local estate agents in Knowle we are writing to the Planning Committee to give our considered professional opinion upon the Redcatch Quarter application that you have in front of you.

Over recent years Knowle, with its range of good family homes and better than average services and facilities, has done well, and become an increasingly popular area. We would however benefit from retirement and starter flats, which this development will provide, in order to fully balance the local market.

We have a range of shops and services locally and it is important that this provision moves forward rather than backwards. The failure of the Broadwalk Mall is a negative drag and will only get worse unless it is fully tackled. We note the proposals for new commercial provision and in particular the mainstream supermarket, and recognise the beneficial effect these will have on the local economy.

We note that, since this plan was started, conditions for developers have become worse, with construction costs rocketing, interest rates up and previously steeply rising home prices having changed direction. We also recognise the difficult site and the combination of factors means it is inevitable that a dense development is needed to make it viable.

We recognise that in some parts of Knowle there is resistance to the style of the development but the overwhelming view is that regeneration of the centre is needed.

Name Tom Wake Signature   
For **OCEAN ESTATE AGENTS**  
321 Wells Rd, Knowle, Bristol BS4 2QB

Name Mat Sneyd Signature   
For **MATTHEWS ESTATE AGENTS**  
298 Wells Rd, Knowle, Bristol BS4 2QG

Name K. [Signature] Signature   
For **HUNTERS ESTATE AGENT AND LETTING AGENCY**  
308 Wells Rd, Knowle, Bristol BS4 2QG

**STATEMENT NUMBER B2**

Statement:

This development should go ahead to the benefit of all.

Thank you

Alexandra Pickford

**STATEMENT NUMBER B3**Principle of Development

This application for outline permission is **an important 'staging post'** in the regeneration of this sustainable town centre site. There are no material considerations that could be grounds for refusing this application.

The site is brownfield land within a designated Town Centre. Policy BCS7 supports mixed use, higher density development in Town Centres. The western part of the site has an **extant planning permission to provide up to 420 homes with approval for building heights of up to 12 storeys**. Bristol's emerging Local Plan allocates the site for '*residential redevelopment with appropriate town centre uses*.' The Local Plan and National Policy strongly support a 'brownfield first' approach.

Housing Supply

**Bristol does not have a 5 year housing land supply**. The need to rectify this lends significant weight to housing proposals. Officers have confirmed that there are no adverse impacts that would outweigh the benefits of housing delivery on this site.

The scheme will deliver **9.8% affordable housing**, which has been agreed with the Council following a formal viability exercise. BCC has a viability review mechanism and the applicant has also advocated the incorporation of additional affordable housing subject to direct (Homes England) or indirect (RP-led) grant.

Residential Quality and Amenity

**The scheme meets the requirements of the Urban Living SPD**. Draft conditions have been agreed to secure high quality accommodation. All units will be designed to meet Nationally Designed Space Standards.

**Officers have confirmed that the proposals provide an appropriate response to neighbouring residential amenity.**

Retail, Leisure and Community Uses

The proposals will provide **up to 7,430sqm of commercial floorspace, together with a library and community centre, and a cinema. Retail frontage will increase from 460m to 480m**. Prime retail floorspace (the front of the shop, which is the most valuable floorspace to retailers) **will increase from c.2,500sqm to c. 3,700sqm**. The retail floorspace that will be lost is predominantly 'back of house' / storage, which is surplus to most occupiers' current requirements.

The scheme will provide a similar number of units (c.30), as the current centre. **There will be a dedicated space for the existing dentists' surgery.**

Officers have confirmed that the proposed approach is **highly appropriate for the designated Wells Road/ Broadwalk Town Centre.**

Environmental and Social Gain (ESG)

The scheme will provide up to **510 permanent on-site jobs, c. £3.8m CIL, c. £3m new homes bonus**, up to £6.8m local resident spending per annum, and c **£15m GVA** (per annum) for Bristol. The development could create up to **£157.6m of social and local economic value** around the site. This includes up to **500 weeks of training and apprenticeships**, up to **1,104 hours of volunteering** with local groups and **2,000 weeks of apprenticeship training**.

Parking

The proposals will include **308 car parking spaces** (210 residential: 98 visitor) and **1,280 cycle parking spaces**. On-street parking will be controlled by a residents' parking zone for which new residents would not be able to purchase permits. Officers have confirmed that the level of car parking proposed is suitable for the location of the site. A package of financial contributions to support sustainable transport has also been agreed.

## Redcatch Quarter

STATEMENT NUMBER B4 - LPA Ref 22/03924/P Broadwalk Shopping Centre

**Written Statement**  
**Keep Architecture Limited**  
**19 May 2023**

The western part of the site has an extant planning permission to provide up to 420 homes with approval for building heights of up to 12 storeys.

This application can be considered as a positive evolution of the consent as follows:

1. Development of the entire site to replace the redundant 1970's shopping centre.
2. A significantly improved open pedestrian connection between Wells Road through to Redcatch Park. This new route gives back 20% (circa 1 acre) of the site as high-quality public realm.
3. A scheme that provides an improved variety of attractive open squares, urban spaces and enhanced liveability for the community in line with Bristol's Urban Living SPD.
4. 13-fold increase in biodiversity net gain.
5. A range of up to 850 much needed new homes (including Affordable Housing, Build to Rent and Later Living) that are surrounded by the open space of Redcatch Park and existing lower density city housing.
6. A new high street that provides an increase in active frontages from the existing shopping centre.
7. New shops, a new library, healthcare facilities, focal community hub building, dentist and cinema.
8. The majority of building height and massing is appropriately centred in the middle of the site away from the existing surrounding buildings.
9. Building heights facing Redcatch Park that are within the maximum heights established in the consent.
10. Buildings that are orientated to reduce the visual impact on the park and are arranged to minimise solar gain.
11. Bedspace density per hectare within 3% of the consented scheme.
12. A new high-quality building on the corner of Wells Road and Broad Walk that acts as a gateway when approaching the city from the south.
13. A scheme that has less built volume than the consent.
14. Proposals of the highest quality to ensure this important site maintains attractiveness to investors as well as the surrounding community.

This is a once in a lifetime major regenerative opportunity that will positively enhance this area of south Bristol

**Subject** Redcatch Quarter Written Statement  
**LPA Ref** STATEMENT NUMBER B5 - 22/03924/P  
**Date** 22 May 2023

## 1. Meeting Bristol City Council sustainability targets

- The overall approach to sustainability is aligned with the One City Plan priority themes and outcomes, specifically including the **One City Climate Strategy and the One City Ecological Emergency Strategy (co-authored by Arup’s Bristol office who are part of the Redcatch Quarter team)** with a clear outcome to be a **carbon neutral city by 2030**.
- The **United Nations Sustainable Development Goals (UN SDGs)** have also been used (specifically 7 – energy, 11 – sustainable communities, 13 – climate action) to develop the project.
- The internationally recognised **BREEAM Communities** assessment method has been used to progress all sustainable development aspects of the project and the **“Excellent” target is being achieved**.
- Bristol City Council **policies BCS 13, 14 and 15 relating to climate change, energy and sustainability are also being fully met**.

## 2. Comfortable homes, low energy bills, tackling fuel poverty

- The buildings are orientated to make use of **free heating from the sun in winter** and to **avoid overheating in the summer** and will comply with future summer temperatures as far forward as the year **2080**, delivering **comfortable homes all year round**.
- We expect the energy use to be approximately **75% less than a typical new build home** (approximately 30 kWh/m<sup>2</sup>.yr compared to 120 kWh/m<sup>2</sup>.yr) which will help to **reduce fuel bills to address social value and tackle fuel poverty**.

## 3. Net Zero Carbon ready

- There will be **no fossil fuel use**. All **gas supplies will be removed** from the existing Broadwalk Centre.
- The buildings will be “all electric” using **heat pump technology** and include on-site generation of renewable energy using roof mounted **solar photovoltaic (PV) panels** to offset 20%+ of regulated energy use which means they are **Net Zero Carbon in operation “2030 ready”**.
- We are **re-using parts of the basement** and will use **recycled materials** to **further reduce carbon emissions** associated with material use (embodied carbon).
- We have designed the buildings so that they are ready to be connected to the **City Leap district heat network** when available, so the buildings are **future proofed**.

## STATEMENT NUMBER B6

<b>Subject</b>	<b>Redcatch Quarter Written Statement – Social Value</b>
<b>LPA Ref</b>	22/03924/P
<b>Date</b>	22 May 2023

### The Social Value Strategy for Redcatch Quarter

Social Value Portal has been working with Broadside Holdings Ltd as well as the local community to develop a Social Value Strategy for the delivery of Redcatch Quarter. The Social Value Strategy, which was submitted with the planning application, identified how the development has the potential to improve social, economic and environmental outcomes of the area.

### The Bristol City Council TOMs Measurement Framework

Redcatch Quarter is one of the first developments to embed a Social Value Strategy that responds to the Bristol City Council TOMs (Themes, Outcomes and Measures) Framework, the social value Measurement Framework adopted by Bristol City Council to ensure social value is maximised for the local community through their procurements. Aligning the Redcatch Quarter Social Value Strategy to the Bristol City Council TOMs Framework ensures the delivery against the strategy can be measured to evidence the social value created in alignment with Bristol City Council's Social Value Strategy.

### Understanding local needs and priorities

As well as aligning with the Bristol City Council TOMs Framework, the social value strategy for Redcatch Quarter has been designed to respond to Bristol City Council policies and the needs of the community, through desk-based research and conversations with key stakeholders. For example, Redcatch Community Garden highlighted priorities for creating social value through the Redcatch Quarter development:

- Spending money with the local voluntary, community and social enterprise sectors
- Providing jobs for people from disadvantaged backgrounds including people with disabilities
- Creating training and employment opportunities for local people
- Reducing loneliness
- Improving mental and physical health

The priorities identified through community consultation along with findings from a policy review and local needs analysis have helped inform the Redcatch Quarter Social Value Strategy. Additionally, the community consultation informed the development of a comprehensive list of community organisations that will be considered for partnership and support through the delivery of the Social Value Strategy, such as **On-Site Bristol** to provide apprenticeship opportunities and **Help Bristol's Homeless** to support those who are homeless or at risk of homelessness in Bristol.

### The social value unlocked through Redcatch Quarter, and Broadside Holdings Ltd approach

A detailed analysis based on the proposed TOMs Framework shows that over approximately 3 years of construction, 10 years of estate management and occupation the total additional social and local economic value created by the Redcatch Quarter development could be as high as £157.6m.

This will include supporting the Themes and Outcomes included within the Bristol City Council TOMs Framework.

## STATEMENT NUMBER B7

Galliard Homes is one of the UK's largest privately-owned residential developers with over 30 years expertise in urban regeneration. As market leaders in acquiring prime regeneration sites for development, the company has an outstanding reputation for delivering sustainable homes, workplaces, retail, and leisure space within which new communities can grow and flourish.

Over the past decade, Galliard has invested significantly in Bristol, delivering award-winning schemes, including Harbourside Brandon Yard and Brooks Dye Works, the latter in partnership with Acorn Property Group. Most notably, we also partnered with Bristol City Council and the local community to produce the Whitehouse Street Regeneration Framework in Bedminster.

Our goal is to create great places that support family life and nurture community sustainability. We are therefore very excited to be working with partners BBS and Melburg on a project as important to the city as the Redcatch Quarter, a once-in-a-generation opportunity to reinvigorate a whole town centre with a new destination in the heart of Knowle.

In early 2020, I relocated to Bristol with my family as part of our commitment to bringing forward projects that create a positive, lasting impact in this city. I live within our Brooks Dye Works scheme, which pays respect to the area's industrial heritage, and which brings existing and new communities together, provides flood alleviation, and introduced landscaping and wildlife including ducks, kingfishers, and herons to an inner-city site.

It is these social, economic, and environmental benefits which make me excited to bring forward another transformative scheme in Knowle which will support the wider town centre with dedicated community facilities, health services, shops, cafes, and restaurants while helping to meet local housing need.

This town centre site is particularly complex, with the remediation of a petrol station and sensitive demolition of the centre and car park to be undertaken. These sorts of town centre projects are Galliard's speciality, and we take pride in being able to deliver the construction and finished project to the standards such an important location demands, with placemaking at its heart.

Our thirty-year history has been driven by environmental awareness and neighbourhood consultation at every level, so we take our Corporate Social Responsibilities very seriously indeed. It is for this reason that alongside our partners, BBS and Melburg Capital, we have spent the last two years consulting and evolving the plans to regenerate this complicated site.

We believe that the proposals will create an intergenerational community in this fantastic town centre location within the heart of Knowle, which reflects the character of the adjacent Redcatch Park. A place with a vibrant atmosphere where people of all ages can

meet, live, shop and relax together. Subject to approval, we look forward to continuing our work to deliver this landmark project.



## STATEMENT NUMBER B8

**From:** Sian Ellis-Thomas

Chair of Friends of Redcatch Park

**Subject:** Redcatch Park - Special Consideration

As stated in our original comments, Friends of Redcatch Park are broadly in support of the outline planning application, subject to provisions which we have already detailed for consideration.

In addition, I would like to say: This development is unprecedented in Bristol. No other development of this magnitude, has ever taken place on the border of a park. We do not feel that the potential effect of this, is being fully recognised and appreciated. The development will share a border with the park **and will, become the garden of the park.**

Imagine an extra 2000 people, having direct and immediate access to **your** local park, daily. **Of course, it will have an effect!** And if that potential effect is not mitigated, by upgrading the current facilities, then the effect **will only be negative.**

We now understand the maximum amount of CIL money we can realistically expect to come from the development **to the whole of Knowle**, will be around £100,000.

To give an idea of context here: to replace the small roundabout in the playground is £8700 and for an extra 8 rubbish bins and 4 dog poo bins it's £20,000. You can see that 100k is not going to go very far.

We are therefore asking for a precedent; that a plan for essential park improvements be included and budgeted from the strategic CIL deriving from this development.

## **STATEMENT NUMBER B9**

I would firstly like to thank this committee that, a few years back, unanimously supported the approval of rescue plans for Broadwalk Shopping Centre. This in force plan includes flats constructed up to 12 storeys. The centre was in administration and, without the precedent and hope that that approval gave, the decline in our centre would have continued completely unchecked. Those plans remain approved but, due to the rapid changes in the retail and commercial considerations, are no longer viable and more radical action is now needed.

Our main motivation is local regeneration and I leave it to Committee Members to judge whether new homes are needed in the wider city context, but have to say that development should not only be on genuine brownfield, but also in a sustainable geographical location that minimises environmental impact. We have here the perfect site.

### THE EXISTING STRUCTURE

50 years old, with many structural problems, with a car park that has to be constantly safety inspected and has a very limited lifespan. Very expensive to run, both financially and environmentally. The surrounding "outside" shops, who overwhelmingly support the redevelopment, and commercial units with lower running costs are doing better and the prospect of new development has attracted new businesses. Knowle is a commercial and service centre but needs the new shops to replace the old large empty ones in the mall.

The present building would win no beauty contests and presents a particularly ugly facade to Redcatch Park at its rear.

The Bristol Quality of Life Survey confirms that a higher % of Knowle residents rely on local shopping but are disappointed with the loss of shops over recent years.

### LOCAL HOUSING CONTEXT

We have in Knowle a great range of family housing but very few flats for retirement or quality starter homes. This development redresses that balance and that is recognised by the statement from our 3 local estate agents. The retirement living development will free up family houses from local people wanting to downsize, but not to leave the area. The range of rental units and shared equity will work and we know that the developer will look for public sector help in increasing affordable housing, but that cannot be tackled until outline plans are approved.

### PUBLIC AND PRIVATE INVESTMENT

Unlike the neighbouring Filwood Broadway development we are looking here at a fully commercial scheme (despite very adverse conditions) that will generate many millions in CIL and 106 benefits.

### THE NEW COMMERCIAL OFFER.

Long shop frontages, with a mainstream supermarket and a pedestrian street leading to Redcatch Park - Wapping Wharf but with a better ending.

### WHY SO MANY FLATS

1 to provide enough profit to get the regeneration done.

2 to provide enough on the doorstep customers for the shops and services, existing and new.

## QUALITY OF LIFE

1 residents in surrounding streets and those that come in from surrounding areas get a new sustainable centre. Existing services protected.

2 this is a dense development but should be seen in context.

A it is right next door to a great park

B there are other parks and play parks within the ward that are very highly rated ranging from Arnos Cemetary to the Northern Slopes.

C a new £10M Community Centre within easy walk at the park.

D schools, although few children will be resident - surrounded by a ring of good quality primary schools with places due to fall in birth rate and a new secondary school at The Park.

E sports and recreation -next door to Knowle Cricket Club, Tennis Club, Bowls Club with Jubilee Swimming Pool a short walk away. Football in the park

F award winning Community Centre nearby with extra community facilities planned in the development including the new library.

## PUBLIC TRANSPORT

This , being on a main arterial route, is quite good by Bristol standards and we are confident that a couple of the feed in routes from surrounding areas recently lost can be restored with a sizeable number of new residents in a low car ownership development.

## CYCLING

There is a comparatively high demand for cycle facilities and the new development will provide encouragement and a new segregated link to the Filwood to town cycle way. This, paid for from 106.

## PARKING

Many of the nearby streets have parking issues from a combination of local parking and park and ride or walk into town. The existing shopping centre car park absorbs many park and riders. We did an extensive survey at the time of the previous application and found a majority of residents favouring a residents parking scheme but the pressure was not overwhelming. It is growing and we are happy to supply detailed data to officers. The key 106 is for a RPZ, upfront costs to be met by the developer and for new development residents to be excluded from on street parking. This is not only vital, but essential that it proceeds quickly. The developers are on board with this especially as the car park will go in an early phase and will displace the freeloaders.

## LOW CAR OWNERSHIP

Although there will be enough (pay and refund) parking spaces for shoppers, car ownership for residents will be extremely limited. As well as high parking charges (and no street parking) there will be the positive benefit of a fleet of electric car club cars. This development provides the perfect environment and will be an exemplar for Bristol.

## ENVIRONMENTAL CONSIDERATIONS

1 This will be a completely fossil fuel free development with careful energy planning.

2 public electric car charging points.

3 so much on hand means less transport demand.

4 unlike nearly every other case you will consider we are not sacrificing greenery for regeneration. The existing building is sterile concrete and we will gain green roofs, pocket parks and new trees.

In addition, by concentrating development on this brownfield site, we have the moral high ground that will help protection of every open space in our area.

#### 106 AND CIL

It is disappointing that the present administration line looks like preventing 106 spending in Redcatch Park, apart from some path improvements, but the scheme will generate millions in CIL and we aim to secure some of the new strategic CIL for parks for Redcatch Park. We will present a detailed plan of how much is needed and what it is needed for. We would be grateful if this committee, although not the deciding body, could signal its support for this principle.

## STATEMENT NUMBER B10

I have lived in Knowle for very many years ,chairing the local community centre and being involved with many of our local organisations as well as being ward cllr for 20 years and i cannot stress how vital it is that our centre is allowed to renew. Gary and i defended local shopping for many years despite the deficiencies in the offer of the mall and the fact that some more affluent locals chose not to shop there because local shopping is vital for so many. We seized the opportunity for renewal a few years back when a small band opposed the local need. This committee backed the community not the blockers.

Due to Covid and commercial factors that did not and cannot now proceed but without that approval nobody would have come in with the present excellent application and we would have an unsolveable disaster.

We want new full shops and services and the greater variety of accommodation locally that this development brings.

I wish to comment on some of the anti campaign and the myths that have been spread.

1 this is an extremely tricky and costly site to deal with and pretending that regeneration can be delivered with half the flat numbers in the present environment is mis leading and dishonest.

2 telling people that they will get a "better"development by signing a vague petition that in fact has been used as anti development is reprehensible. Many of those people who signed that petition now realise that their signature is being used against regeneration with no alternative are now concerned.

3 no alternative has come forward and we are now in a delicate position where further delay would be damaging and probably fatal.

4 one of the craziest lines has been that the single purpose vehicle which owns the centre is deliberately trying to empty the mall to force planning permission. In fact every tenant lost costs them money and they have been bending over backwards to keep tenants. The desertions are caused by market forces.

Scare stories about building on the park ,the area being swamped with cars (despite the parking restrictions)schools being swamped and false environmental claims have been pushed . In fact anything to scare people into signing an anti petition. Promising better and then having no alternative is merely wrecking.

The vast majority of knowle residents want the renewal of the shopping centre but of course some would genuinely prefer it to be done with less flats. We do not instinctively prefer higher building but the need is there and we must protect our shopping centre and the surrounding community. There are some though that do not shop locally or support the community and seek to speak on behalf of others and are oblivious to the damage they would cause. They are entitled to their view but we must think of the whole community and deal in reality and not fantasies.

I trust this committee will help us to support our community.

Councillor Chris Davies

**STATEMENT NUMBER B11**

Wed 31st Development Control A committee

Public statement on the Broadwalk application (22/03924/P)

Current plans for development at Broadwalk are completely out of keeping with the area. Already a heavily congestion area and entrance to the city the scale of the development is too big. Their infrastructure is not there and there is frankly not enough space for that many people.

The height of the proposed development is out of keeping with the area and will ruin the green space at Redcatch Park.

Yes the centre needs redeveloping but why not use this as a chance to build in a sustainable way. Less than a 600 flats at least. Plus plans to offer more community spaces and appropriate retail for the area.

Knowle can do better than the current plans which will create long term and damaging problems to the area of Knowle.

Regards

Joan Palmer

## **STATEMENT NUMBER B12**

I live at number 2 Greenmore Road

I have several concerns about the proposed development

1. There are too many flats proposed, meaning the height of the buildings will dominate the local area and block the light for many surrounding residents. The density of the development is frightening and well above that recommended
2. The additional population will have a huge impact on the local services. I am a patient at the Dental surgery withing Broadwalk, my appointments have now been cancelled for two years and I am told they do not have a dentist to see me - that is with the current population.
3. The parking is insufficient both for the residents of the flats and for the proposed retail and leisure facilities. Customers will be unable to visit to make the businesses viable. While the proposed residents parking will mean we are able to park in the vicinity, it also reduces the available parking for the centre as local roads are used regularly for the current centre
4. We need a supermarket, the development does not provide for anything of a reasonable size. In fact the retail provision is much smaller than I would expect to support the current population and definitely inadequate for any new residents

I have lived in this area all my life and I really do want to see the shopping area rejuvenated but the plans proposed will not enhance the local area. They will make a miserable dark world for many residents as the light survey done shows. Dominate the local skyline and bring a density of population which our local facilities cannot support

I would ask as you consider this plan you think whether you would want to live in the shadow of such a development or try to open a business with minimal parking when your local competitors have ample onsite parking and our bus services from many surrounding areas have been slashed.

Ruth Hitchcox

### **STATEMENT NUMBER B13**

To the planning committee,

I am writing to you as a future resident of Broad Walk to ask you to turn down the current application to redevelop the Broadwalk Shopping Centre. This is a public statement for the Wed 31st May Development Control A committee.

My partner and I will soon complete the purchase of our very first owned property on Broad Walk, an area we've lived in and loved for that past 5 years.

However, the current plan to redevelop the shopping centre is the wrong one. We're extremely concerned about the volume of new flats, yet a pitiful proportion of affordable housing, vs. limited parking and use of community space that the current proposal represents. It is extravagantly disproportionate to the size of the surrounding area, the infrastructure and the existing community in every way. I am eager to see Broadwalk brought back to life, but it must be under a much much more carefully considered, balanced, community-centric plan than the current one.

Many thanks for your time and consideration,

Eleanor Cragg



## **STATEMENT NUMBER B14**

RE: Broadwalk application (22/03924/P)

To whom it may concern,

I wish to make my views on the proposed planning application for the Broadwalk application (22/03924/P).

Having reviewed the proposals I would like to express my serious concerns over the development as it currently stands.

First I consider the overall size and scale of the development to be extremely overbearing, when considering the existing infrastructure and residential and retail footprints. Having lived in the area for over 14 years the plans are completely out of balance with Knowle and the neighbourhood. This will result in a hyper-dense development, altering the area in a negative manner and allowing Redcatch park to be effectively used as private garden space for the development, in lieu of a smaller development that provides appropriate outdoor space for its residents.

The current plans are woefully inadequate in terms of infrastructure and facilities for the proposed over 800 new flats! It is naive to accept the proposal assurances that parking is not required for each and every resident - this will just shift the problem to neighbouring streets. When you also consider that the new shops and leisure facilities will also attract considerable interest and visits from Knowle and further afield, the need for appropriate and suitable parking provision is heightened. However if, as a committee, you accept the developers stance that visitors will walk, cycle or use public transport and not drive a car requiring a parking space, then you are living in denial of the real behaviours of people and are simply ticking a box.

Personally I would like to see a high gearing of retail and leisure space within redevelopment to serve the existing residents of Knowle. Whilst we welcome new residents, the proposed number of over 800 flats is extreme and will only detract from the cohesion of the community, reduce the quality of life in the area and push existing overstretched facilities and schools to breaking point - with no plan in place to provide additional capacity. Whilst I appreciate economic realities, the existing proposal is weighted heavily towards profits for the developers, disregarding the interest of the existing local residents and our community.

My closing remark is that if you approve the proposal in the current form you will change the nature of the area irreversibly and disregard the feelings and views of a significant number of residents and voters - who live, work and socialise in Knowle.

Yours sincerely,

Peter Jolliffe

## **STATEMENT NUMBER B15**

I live in a house on Priory Road which runs parallel to the Wells Road. Most evenings when I get home slightly early from work it is difficult to park around where I live because of people using and working in the current centre, my major concern with the plans is that they have not made enough provision for parking if they are planning on building 800 properties. It is a lovely thought that people will be encouraged to live in a greener way and use public transport but the reality is, if there are not enough spaces now then there certainly will not be with an additional 800 homes. Adding to that, the buses are adequate for my needs as I am never in a rush, but when I have to go into town then they are extremely unreliable and I always leave time to walk instead if I need to. I think that to encourage people to live in a greener manner, which we all aspire to, the means need to be put in place first.

I welcome the centre being developed but I think that the realities of living, not only for people buying the flats but also for current residents in the local area, should come ahead of aesthetics and possibly profits.

When I raised these points to the local councillor I was told that it had been difficult to find someone who would develop the centre, I understand this and appreciate the need to provide housing and improve Broadwalk, however the point still stands, it needs to be workable and provide housing that people can realistically live in, too many flats to make as big a profit as possible is not right for the area especially if transport links and facilities are not balanced with the increase in population.

The counsellor also stated that a resident permit system would be introduced to stop residents of the flats parking in roads around the centre, this will not only mean increased costs for residents when there is a cost of living crisis but you will also create animosity between the new and existing residents and all, as far as I can make out, for the sake of profit. This is not a way to encourage or support the development of a community.

Nicki Andrews

**STATEMENT NUMBER B16**

We oppose the Broadwalk development, overcrowding this is no Poundbery development as in Dorset .king Charles would not be happy with this development. Regards Mark Provenzano Janet Provenzano

## **STATEMENT NUMBER B17**

Dear Sirs,

I am horrified that there are so many potential developments in Bristol that do not have enough parking for residents or visitors. As an older person, I cannot ride a voi or a bike and there is such ridiculously poor public transport in Bristol that I am forced to drive my car everywhere. I live in St Werburghs and they are planning a new 4-storey block of flats in my road that has always been little terraced houses in a quiet backwater. They are only allowing a half space per dwelling for car parking as they say there are good transport links. There is NOT!!! We used to have 4 buses running every 10 minutes when I first lived here in 19190 and now we have one bus during the day every half an hour and NO BUSES whatsoever in the evenings and weekends. What else are we supposed to do? We either stay in our homes and never go to our choirs, orchestras, visit friends, cinema, theatre etc... or we have to drive which becoming increasingly difficult with added parking fees and clean air charges (which is definitely a money making exercise as the air is getting filthier, the more we have to drive around!)

I am also horrified that our city is becoming higher and higher. Surely 3 stories is enough???? I know we need housing, but please don't make people live in little boxes in dense, high buildings where we have learnt from past experience, that people get depressed and more social problems arise.

Yours Dee Jarlett

**STATEMENT NUMBER B18**

Dear Sir/Madam,

In relation to the above application, as a local resident in the area I believe the regeneration of the current site is a good thing but wish for the following factors to be considered:

- The height of the site should be limited so that it is not overbearing to the local neighbourhood. The no. of flats should therefore be limited to ensure the height is reduced.
- More provision should be provided for much needed shops and leisure facilities.
- More parking should be provided to reduce the impact to local neighbourhoods.

Kind regards

Tania Martin-Chicharro

## **STATEMENT NUMBER B19**

17th April 2023.

For possible inclusion on the Letters page of the Bristol Post.

Sir,

Julian Hill in his letter: 'The question of course is the nature of the development' (14th April) questioned my rationale ( letter 7th Mar) for claiming that the proposed redevelopment of the Broadwalk Shopping Centre in Knowle would be yet another nail in the coffin of Bristol's historic past. Despite Mr Hill's assertion that this ugly 'high rise' project will be a commercial venture, it will inevitably be the planning architectural undertakers of Bristol City Council who will make the final funereal decisions for yet another relatively young building!

He also thought fit to criticise my views that public libraries are literally as dead as the dodo. It might be of interest to him and others that after 35yrs in the fire service I spent 10yrs working in public libraries. This left me understanding that print had been superseded by kindles/modern megabyte media etc , and that the main function of libraries was now to provide public computers courtesy of the taxpayer!

However, the main tenor of his letter read: "Mr Smith was very vocal [in print!] about what he doesn't like but gave no constructive suggestions about what to do with the ageing shopping centre..." Mr Hill might like to explain why it is that the Broadwalk shopping centre, which was presumably constructed using the best building processes in 1972 has become so decrepit it needs demolishing! It does not auger very well for any new building does it? Moreover, it suggests that the architects of what little remains of the historic City of Bristol were giants of their profession, rather than the planning pygmies of the high rise flats destined for the hilariously named Redcatch Quarter!

Mr Hill concluded his letter by suggesting that those opposed to our brave new world of a Bristol plagued with high rise buildings were NIMBYS. Well he might like to note that if being opposed to the continuing decimation of the once proud city I can recall from my youth means being a nimby then I am proud to accept that appellation with pride!

R L Smith.  
**Knowle.**

.

Sir,

Julian Hill's letter (Knowle really needs to keep its local shops and services 18th May) included: " I acknowledge that I am in two (or possibly more) minds about Redcatch Quarter, the proposed major redevelopment of the Broadwalk Shopping Centre in Knowle."

Fortunately I suffer no such dilemmas and am totally opposed to the computer generated images for Broadwalk ever reaching reality. Moreover, the present building is an absolute architectural abomination; some retailers of which have at times been a disgrace to the valued memories of the 'corner-shop'. Long gone are the artisanal trades of the proverbial: butcher/baker and candlestick maker of yore! These on many high streets have been replaced with beauty/nail saloons together with a growing number (not least Keynsham) of charity shops.

These losses for me epitomise the lack of a connectivity between a community's essential needs in favour of what Neil Postman in his book 'Amusing Ourselves to Death' (1985) described as being: "...when a cultural life is redefined as a perpetual round of entertainment ...then a nation finds itself at risk; a culture-death is a clear possibility." Mr Hill's cultural confusion is perhaps understandable, although I would respectfully remind him of a quote from the trumpeter Louis Armstrong: "If you have to ask what jazz [ traditional corner shops?] is, you'll never know."

I am under no illusions whatsoever that the progressive 'developers' disgracefully aided and abetted by two independent Knowle councillors will prevail, and that charity shops will continue ad nauseam. There is of course an altruistic alternative a la the former Prince of Wales' inspirational involvement in the creation of a modern low level height village. This has famously become known as Poundbury in Dorset. The origins were that it promoted traditional materials, regulated building form and street scenes.

So Mr Hill, how does Knowlebury sound? If the pseudo Redcatch Quarter ever becomes reality then I must accept that the Orwellian  $2+2 = 5$  is indeed true !

R L Smith.  
**Knowle.**

## STATEMENT NUMBER B20

While no-one is in doubt that the Broadwalk shopping centre needs redevelopment, it is not an "all or nothing" situation. Yes the ground needs work, but it backs on to a beautiful park and is half an hour walk to Bristol city centre. It's prime real estate that doesn't have to be 12 storeys to be profitable.

I am urging you to seriously consider the impact of the size and scale on the local community. In the past, South Bristol has seen some terrible projects given the go-ahead without due thought, like demolishing whole streets of Victorian houses in Totterdown. Don't let this development be another blight on our history in an area with so much potential.

Visit and actually talk to local people. Walk down our pretty rows of Victorian houses, come to the community garden for the food pop-up on a Friday. Don't write it off and dismiss the concerns of people who actually live there.

The recommendation to go ahead feels like the result of a postcode lottery. A development in Redland was turned down recently despite being significantly smaller than the proposed Broadwalk development\*, partly because of the impact it would have on two cottages in the area.

The planning officer said that it *would "tower over the skyline and create a foreboding relationship with the simple, modest cottages"*

The Broadwalk development would have a detrimental impact on *whole roads* in Knowle by blocking out sunlight as well as casting shadows over our treasured Redcatch Park. Is our well being considered less important than those in the affluent areas of North Bristol?

We don't *need* a cinema and a theatre space, as lovely as that is - we don't even have a supermarket in the area. Bristol is short on housing, but what kind of a life awaits new residents in these oversized developments without access to GPs, primary schools and somewhere affordable to get your food shopping? It doesn't just affect current residents, but the mental and physical health of people moving in too. People have raised concerns about parking, and it's often dismissed. But even if half of the occupants in the 850 dwellings had cars (which they likely will without an affordable, good-sized supermarket in the development), this would cause considerable disruption.

So, yes. Let's share our wonderful neighbourhood. Let's create something remarkable that people in years to come will admire. Let's rethink the development to make it work for everyone - for the current community, but also the new residents. No-one deserves to live in darkness under 12-storey shadows. Rethink the development and be on the right side of history.

\*A quote and link from the recent Redland development rejection:

*In their report, the planning inspector said one of the two proposed blocks would be "of significant bulk and height, looming above the boundaries" of numbers 7 and 9 St Vincents Hill and would "tower over the skyline and create a foreboding relationship with the simple, modest cottages"*

<https://www.bristolpost.co.uk/news/bristol-news/disastrous-plan-60-new-homes-8435391>



**STATEMENT NUMBER B21**

Dear Committee,

RE. Development Control A Committee, Comments on the Broadwalk Application.

I am a resident local to Broadwalk and have used the shops there for many decades.

Whilst I realise it requires redevelopment, I have concerns about the proposals to date.

\* I think the density of housing is too great. The number of flats should be limited to below 600.

\* More parking is needed than proposed, otherwise motorists will park on nearby roads, causing congestion. Not everyone can walk or cycle.

\* There needs to be more retail space, particularly food retail. Currently Iceland is the only proper food shop. The precinct serves Knowle West, a very deprived community, whose residents will be unable to afford prices if the precinct is 'gentrified'. There are no fruit and vegetable shops, no butchers and no bakery apart from Parsons.

As we are urged to eat more healthily, the above should be a concern for the council.

Perhaps the developers could consider these issues at greater length.

Many thanks

Valerie Netto

Bayham Road Resident.

## **STATEMENT NUMBER B22**

Dear Planning Committee Members,

I ran my butcher and grocery store, M W Freshfoods, in the Broadwalk Shopping Centre for the last two decades and remember the days when the centre used to be thriving. The days of it being a thriving centre are now long gone and in February I decided I could no longer continue opening my store because I was barely covering my costs. Footfall had gotten so bad that on most days there was only a dribble of people going past my shop and, on some days, there would be absolutely no one around in the centre.

People just don't want to visit the centre, because it is now a dinosaur of relics past in this modern day and age. The shops are big and clunky and there is nothing to attract people in.

I am really excited by the plans for the Redcatch Quarter and believe they are exactly what this area needs. The Redcatch Quarter will bring life back to this area with a variety of shops alongside community and leisure facilities, like the community cinema, which will give families in the area a place to go and a variety of things to do.

Having more residents in the area will support local businesses within the Redcatch Quarter but also businesses in the surrounding area, like those on the Wells Road.

Some people have objected based on there being too many homes, but we need new homes, especially on sites like this in such a good location, and I want there to be somewhere for my children to live when they want to leave home. Along with this, I want my kids to enjoy new facilities, like the cinema, as they grow up.

This £200 million of investment will also give us jobs and apprenticeships which are desperately needed.

The centre is already in a bad state and if these plans aren't approved, I worry about the centre declining more and more, as both retailers and shoppers seem to have left it behind.

Knowle deserves to have a proper town centre and Redcatch Quarter will give us all the things that should be expected in a great town centre.

The plans need to happen and the sooner they happen, the better.

Your sincerely,

William Appleby

### **STATEMENT NUMBER B23**

I am writing regarding the Broadwalk development decision next Wednesday. Two key items that seem to get missed from the discussion that are of great concern:

- The lack of amenities beyond retail and leisure that will be provided or expanded as a result of upwards of 2,000 additional residents in the area. What about school provision? Doctor and dentist provision? Has there been any demand and provision forecasting to establish whether the local area can cope? How do we get absolute assurances that the library will retain a space in the new leisure provision? It is a vital community service.

- Talbot Road traffic. Since the pandemic lockdowns finished, traffic volume on Talbot Road has slowly increased, and has been accelerated by the Clear Air Zone which appears to be forcing more cars down Talbot Road as a cut-through. How is the road (which is a residential street being used as a cut through en masse) likely to cope with the back-up of traffic that is likely to be enhanced by building works disruption at the Broadwalk site? After the development is complete, how can Talbot Road residents be guaranteed that traffic and also parking won't be affected by the sudden influx of more cars on the road in the local area?

We need assurances about many things related to this development but these are two vital areas for consideration. Without assurances on both these points I am firmly against the plans.

Thanks,

Chris Ward

## **STATEMENT NUMBER B24**

Sir / Madam

I write to express my concern regarding the proposed development at Broadwalk. Like many I understand and support the need to redevelop Broadwalk, but I object to the current proposal, which cannot be considered 'fit for purpose' in its present state. Its height (12 storeys) and density are surely unsustainable for this location. The retail and leisure offering is too limited. The undue pressure on other public services, the GP practice in particular, like the overspill parking in to neighbouring areas, will only be realised once the scheme is constructed and it is too late to change anything.

I object to this development in its current state and ask you to challenge the developer to deliver a scheme that better meets the needs of Knowle and its residents.

## **STATEMENT NUMBER B25**

Dear members of Development Committee A

I am writing to you in reference to the Broadwalk application 22/03924/P

I wish to register my objections to the development as it not in keeping with the rest of the area. The height of the new buildings will tower over local homes and the park.

The reduction in retail space is worrying and will have an impact on the local area.

The failure to provide suitable affordable housing should be a reason to reject the proposal, it does not meet the requirements.

The lack of parking also needs to be considered. The local bus provision does not meet current needs so the addition of 800 flats with limited parking will cause problems. The references to the local bus routes in the proposal are outdated and incorrect. Local street parking is also limited for current residents.

Similarly the lack of local GP provision and dental places for current residents will cause major problems with 800 new homes. There seems to have been no thought given to the impact of 800 new homes to Knowle.

If the development committee were able to visit the site and local area before making your decision you could increase your knowledge of the issues before making your decision and better understand the needs and the context of the local area. I understand a similar visit has been undertaken at the Vassall centre so in the interest of fairness I would appreciate a similar visit to Knowle.

I look forward to hearing from you.

Many thanks,

Katherine Evans-Linsell

## STATEMENT NUMBER B26

Dear Sir / Madam,

I continue to be disappointed by the progress of the current planning application for Broadwalk shopping Centre in Knowle. It appears the current councillors are continuing to ignore local people who live in the area and care about its future. So please consider this a formal complaint against the current application.

While I would like to see the centre developed, it appears the council is rolling over to the whims of the developer and not challenging the application in a way that would actually benefit the city and the people who call it home. The current proposal is not appropriate on the following grounds:

- The proposal for a high rise building involving 800 sardine tin flats is too high in terms of density. This is overbearing for the area in terms of parking and traffic.
- In particular the proposal in no way lays out appropriate parking in an area already full of the cars of existing residents. There is nowhere for all these cars to go.
- The development itself is clearly too dense, not just in terms of parking but in terms of people and instead the proposal needs to balance local community leisure space and retail to revitalise the area, which in the past has been a vibrant retail hub for Knowle.
- All the current cynical application achieves is developer profit, pushing people into their cars, that they can't park, but will need to drive somewhere to access retail opportunities that Broadwalk itself could provide.

Please do their right thing and consider the legacy you leave behind by thoughtlessly steamrolling residents lives just so some developer who lives in a mansion can buy a new speedboat. We can all be better than that. He doesn't need a new speedboat. But we do need a better shopping centre, and the area needs a development we can be proud of and people will be happy to call home.

Best Regards

Ashley

## STATEMENT NUMBER B27

Dear Sir/Madam

I am writing to express my extreme concern, over the development of Redcatch Quarter on the Broadwalk shopping centre site. I understand that the decision is to be taken next week.

I also wrote to request that the councillors making the decision made a site visit, so hopefully this has been done because it is impossible to understand the impact the proposed development will have without visiting the site. If this has not been done, I'd implore you to postpone the meeting until it has.

I understand that the site needs work and the city needs housing. I am not against redevelopment full stop and would welcome a less dense development.

My specific concerns are:

1. The proposed development is a hyper-dense development, which is far higher than the council's own highest limit. This will lead to a very overbearing development which will not only have a huge impact on neighbouring communities but will also impact the city's skyline for decades to come, especially as Knowle is on top of a hill. It will be able to be seen from all around the city. I am not alone in this view in a recent survey carried out by the Lib Dems, 98% of residents believe the flats should be limited to 600 or less and only 2% support building heights of 12 stories. 74% think it should be limited to 6 storeys. In addition we simply don't have the local services such as GPs and dentists to cover the proposed new residents.
2. Lack of suitable parking provision for the flats, shops and leisure facilities. Parking in the area is already challenging. The public transport is not reliable or regular enough to deter new residents from owning cars and inevitably these will be parked in surrounding areas. This is a common concern 83% of people think there should be more parking allocated to the development.
3. The reduction in retail and leisure space will have a huge impact on residents, particularly those in the deprived area of Knowle West many of whom rely on the centre for their shopping needs. 80% of respondents think that the reduction in retail and leisure space in the plans is too great.

Please consider all of the above when making your decision and don't just approve a development which will negatively impact not just the lives of people already living in Knowle but those that will become new residents living in the development. Lots of research shows that living in high rise communities is bad for people's mental health and for community cohesion. Please consider requesting considerable changes to the plans such as lowering the density, providing more parking and retaining retail and leisure space.

Thank you for taking the time to read my views

Hannah Kirby

Development Control Committee A  
Development Management  
Bristol City Council  
PO Box 3399  
BS1 9NE

26 May 2023

**RE: Statement of continued objection to Bristol Charities proposed development Application - 22/03476/F - STATEMENT NUMBER B28**

We, The Driving and Mobility Centre (West of England) are a Community Interest Company and current occupier of leased office premises and garage/storage facility within the Vassall Centre. Our current occupation combined footprint is some 378.44m<sup>2</sup>.

We are a member of the national charity Driving Mobility, and we form part of its national network of Mobility Centres, serving the Bristol community and the surrounding areas with the majority of our clients living in BS postcodes. Our organisation has operated largely uninterrupted from the Vassall Centre for over 25 years. We uniquely conduct specialist assessments and offer advice for driving with disability and medical conditions, vehicle passenger access and powered mobility for people requiring mobility solutions and transport advice. We employ a dedicated and professional team of qualified practitioners to be able to offer our community this essential service at a rate of over 1000 referrals per annum. Our service users are, among others, referred from the DVLA, Motability, Avon and Somerset Police and the NHS community. The Department for Transport is one of our major stakeholders, supporting the essential work that we do.

In principle we support the applicant's vision to re-develop the site and agree that improved use can be achieved as part of a robust development plan. However, having read the officer's report and positive recommendation, we completely and utterly contest the conclusive statement given under the section 'Key Issues: A, Principle of Development – Protection of Community Facilities'. The report states, "The proposal is considered to comply with Policy DM5 iii as the community facility can be fully reinstated as part of any redevelopment of the land and is therefore considered acceptable". We draw your attention to the fact that as a current tenant, with community interest forming the bedrock of our constitution, no provision is included to 'fully reinstate' our community facility under this application. What has been offered by the applicant to accommodate or reinstate our future operation from the developed site is the possibility of a small office located on the **second floor** within the new Hub building. This in no way provides for re-instatement of our facility considering our current 370 m<sup>2</sup> **ground floor** footprint includes 4 offices, a reception area, staff area and a purpose-built privately funded space for storing and maintaining our mobility vehicles and equipment which are specially adapted for use by disabled people. The plan also removes the capacity for us to be able to allow drivers an 'off-road' safe environment to become accustomed to adapted vehicles by significant removal or reduction of the perimeter car park and access lanes.

The claim made by Bristol Charities that, "we will continue to accommodate **all** existing tenants as well as seeking new tenants when space becomes available" is in stark contrast



to what has so far been offered. The current application if approved and enacted will enforce a costly relocation or cessation of our Community Interest Company which is in

further contrast to the statement reported by the planning officer that “The redevelopment of the Vassall Centre site provides an opportunity to retain and improve on the services provided at the Vassall Centre to better serve the local community”.

It is our belief that the criteria given below in Policy DM5 to allow for development has not been fully satisfied under this current application given the total adverse effect over our community facility:

- i. The loss of the existing community use would **not create, or add to, a shortfall** in the provision or quality of such uses within the locality or, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land
- ii. The building or land is no longer suitable to accommodate the current community use and cannot be retained or sensitively adapted to accommodate other community facilities.
- iii. The community facility can be **fully retained, enhanced or reinstated** as part of any redevelopment of the building or land.
- iv. Appropriate replacement community facilities are provided in a suitable alternative location.

We would be happy to pass further comment relating to our concerns and are willing to work with the applicant to seek a mutually satisfactory resolution. We would like to register to speak at the Committee meeting.

For and on behalf of the Board of Directors.



St Monica Trust

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**STATEMENT NUMBER B29**

Dear Planning Committee Members

19 May 2023

**Re: Redevelopment of the Broadwalk Shopping Centre**

I write to you on behalf of St Monica Trust, a local charitable organisation which has worked to give older people in and around Bristol the best experience of ageing regardless of means for over 100 years. Everyone at the Trust works to deliver the highest standards for our residents, customers, and the wider community.

However, we can't do this alone and our partnerships with communities, charities, and other organisations allow us to have the biggest impact possible.

We've held a series of positive discussions with the Redcatch Development Partnership over the past year about how our offer would complement their aspirations to create a community integrated with local people in this fabulous town centre location within the heart of Knowle and adjacent to Redcatch Park.

We believe there is a fantastic opportunity to provide high-quality, specialist later-living accommodation within the Redcatch Quarter, which will complement plans for homes, shops and community and leisure facilities. We are particularly interested in the pedestrian shopping street, the Parkside setting and vibrant atmosphere where people of all ages can meet, live, shop, and relax together.

With a range of shops and amenities like a neighbourhood cinema and Community Hub on the doorstep, this could be a great place for older people to thrive. We would love to play a part in this once-in-a-generation opportunity to rejuvenate the heart of Knowle and help more older people to have the best experience of ageing - and should you give permission we will be able to take our discussions with the Redcatch Development Partnership to the next stage.

I do hope that Members will consider the experience of local older people in their decision.

Kind regards,



St Monica Trust

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Rob Whetton

**Director of Residential Property and Development**

Dear Planning Committee Members, **STATEMENT NUMBER B30**

15 May 2023

**Re: Redevelopment of Broadwalk Shopping Centre 22/03924/P**

As the commercial owner of the adjacent building, which includes a range of commercial tenants from Reflections Hair Salon to Age UK, we would like to express our strong support for the redevelopment of the Broadwalk Shopping Centre into the Redcatch Quarter. As one of the nearest neighbours to the proposed scheme, we believe these proposals will create a more vibrant and sustainable shopping destination and enhance Knowle as a town centre.

In recent years, we have seen a marked change in the way that retail operates in Bristol and elsewhere. In Knowle, this has become particularly apparent, and we were alarmed by the bankruptcy of Broadwalk Shopping Centre and, following its purchase from receivership, its ongoing decline as customers seek a different sort of shopping experience which is more suited to their lifestyles.

The decline of the centre has had an inevitable effect on all the retailers in Knowle and only a dramatic intervention will be able to reverse this decline. In our opinion, the proposals before the committee will create a place where the local community want to come, with a mixture of shops, community and leisure facilities which appeals to the way people want to live and shop now. Together with the additional residents in the new homes planned, we believe that these changes will make a materially positive impact on the site itself and the Knowle area and support local businesses, like our tenants.

I do hope the committee will consider in their decision the opportunity that these proposals represent for surrounding businesses in Knowle.

Kind regards,



Mark Schleider

Farcastle Group

## STATEMENT NUMBER B31

Public Statement on the Broadwalk Application (22/03924/P) WED May 31st Development Control A Committee

I write to have my view heard regarding this case/application.

I have lived in the area (Langham Road) since 1998 and enjoyed watching it develop throughout this time.

It is a tremendous neighbourhood where the vast majority of people get along well and there is a great neighbourly spirit as indicated by amount of street parties throughout the years, the Redcatch Community Garden and the overwhelming support for Jubilee Pool to name a few.

The population/demographic has changed drastically during this time from an area of predominantly older people to one that is more skewed towards younger families.

I am all for progress, adding to the area and growing the community on the basis of this spirit. It would be great to see the area grow into something like North street and it certainly has the potential to do so.

However, I have serious concerns about the proposed application/development in it's current form for the following reasons;

1. The parking problem has got really bad over the last 2-3 years as more people have moved into the area and homes have been divided into flats and families are growing with children owning cars. It is now very hard to park in the street I live and it is a regular occurrence for cars to be parked dangerously on corners and obscuring junctions in this family area. A 20 mph limit is good, but is rendered less effective if there are many blindspots. This has also made recycling and waste collection difficult and has resulted in delays in collection. In addition, if emergency vehicles needed access at times this would be impossible for them to navigate around the streets with cars parked in this way. The only free areas for parking would be along Broadwalk itself and the surrounding roads on that side of the road. This however, would make it more dangerous for children going to school there and getting to the park with cars parked down both sides of the road. A resident's parking scheme may help, but it would need to cap the number of cars per household.
2. The potential excess number of cars would make it difficult to provide on street charging for electric vehicles. We already have many households trailing leads across pavements from their letter boxes to charge at night.
3. The parking problem may lead to more people dropping the kerb to their property which would further restrict parking numbers.
4. It is already nearly impossible to get an appointment at the local Doctor's surgery (Priory Road) and with another potentially 800 plus residents, it would be further out of reach.
5. From what information has been provided, I do not think these concerns have been adequately taken into account and addressed.

Please can you think again about this and have the parking provided for the development on the development itself?

Kind Regards,

Tim Constable

## STATEMENT NUMBER B32

Dear Councillors,

We are Mr Roger and Mrs Diane Ferraby of 6 Merfield Road Knowle BS4 2LD. We are writing to strongly oppose the application for planning for Broadwalk Shopping Centre. I have lived in Knowle since July 1977 and I have listed below the reasons why we aren't in support of this application to be given the go ahead:

- 1.) The height of flats to be built being proposed as 12 storeys is absolutely not withstanding for Knowle area. This will be a monstrosity and far too tall and big. This will be a complete eyesore and will shade much of the surrounding area.
- 2.) To propose to build 800 flats in Knowle area without any local infrastructure such as additional Schools; Dentists; GP Surgeries and extra bus services will be utter madness and a huge burden on .
- 3.) Our already struggling existing services.
- 4.) The lack of parking for residents' cars to be included in the proposal will be a huge problem. We are already struggling with parking within the surrounding streets. For example, where we live Merfield Road is a cul-de-sac many houses are already converted into flats there isn't enough space for us all to park as it is.
- 5.) We all rely on shops and services at Broadwalk such as the Butcher; Greggs as a baker; Iceland and Superdrug, yet the new proposal will strip back retail space at the district centre. This will heavily impact us and local more elderly residents (such as my Mother-in-Law at Harrowdene road Knowle) who rely on these local facilities for much of their weekly shop.

We believe that there should be a limit to 600 flats or less. More space for retail outlets and parking. We understand Broadwalk as it stands is not anymore fit for purpose however we cannot and do not support these new plans. We implore you to turn the current planning application down,

Yours sincerely,

Mr & Mrs Roger Ferraby

### **STATEMENT NUMBER B33**

I would like to express my deepest concerns for the unsightly buildings in the planning applications for Broadwalk, Knowle, Bristol.

My family have lived in the area for 26 years and although we are not very keen on the old fashioned design of the existing Broadwalk shopping centre it has served the local community well and the adjacent Redcatch community Park is a fantastic, important community facility that is popular with all age groups providing activities to cater for all interests.

The plans for the new buildings however are definitely a lot worse!!

The structure will be far too high. Considering it is also on the very top of a hill, it will stick out, inappropriately with its surroundings, like a sore thumb.

We also feel that 800 flats is an extortionate amount of new dwellings for a community that is already lacking in NHS Dental places and NHS Doctors surgeries. Our local schools and nurseries are bursting at the seams already and residential parking in the area is an issue.

Currently I struggle to park near my home when I return home from a late shift.

The proposed plans also do not include enough retail and leisure facilities for the local community and it appears that we are in danger of losing the Redcatch Park community gardens and spaces due to the rent being suddenly increased to a very high amount.

It feels as if the builders would like to use the Redcatch park land and space for all the building materials/works area and the local people are being forced off.

I urge the council to strongly reject these plans as inappropriate, illogical and inconsiderate to the residents of Knowle. I ask for a total revision of ideas to be considered in line with what the majority of residents recently surveyed by the Liberal Democrats.

Yours faithfully

Mrs and Mr K Yap

Langham Road

Knowle



## STATEMENT NUMBER B34

Dear Councillors.

I am increasingly frustrated that after many 'consultations' that this application has presented itself again... with little changes that address any of the public's concerns with the proposed development.

I feel that it is not a fully democratic process if the plans are re-represented each time in pretty much the same guise... until, I presume the developers hope that the public 'give-up' through the tedium of it all. That is not how a consultation or democracy should work, I think you will agree.

Please can you listen to our objections and insist that the developers make changes to address them. Thank you.

My concerns along with many other people are:-

- Too many flats, resulting in very dense living space - this causes stress for residents, and for the whole neighbourhood, with linked in problems around accessing schools, health services, parking and very limited existing leisure opportunities. Quality of life is important for all of us. Please limit the flats to 500.
- The proposed development has a height of 12 storeys! Again this causes stress and is too dense, have the developers not learnt anything from the problems of high rise?? Please limit storeys to 6 or less.
- There needs to be more leisure and retail facilities. Adding quality of life and being able to have shopping choice that is local, again, not necessarily in an enclosed shopping mall, what about ground floor retail outlets facing open vistas and pathways.
- There is nowhere near enough parking provision, even with encouraging greener transport, there is still not enough. Assume that most households will have at least one car.

Please can you reject the application in its current state and insist that concerns are addressed. I am sure an application like this would be immediately rejected if it was to be in Clifton or even BS6 and BS8...

Thank you

Yael Hodder

**STATEMENT NUMBER B35**

To whom this may concern.

I personally am appalled at what you are planning for the broadwalk area.

My mother lived here for some years and broadwalk was a thriving shopping centre.

Gradually for some reason it has been left for charity shops or cheap unimportant shops.

Are you not building enough houses and flats? That is all you seem to have on Your mind, there are a lot of people who would like a supermarket that is near to them, shops that are worth visiting bakers, proper butcher, vegetable shops and then of course shoe shops, clothing shops.

Yes there is an awful lot of people shopping on line but the way the postage and delivery is going this will fold in time and there are a lot of people who would rather go to shops and choose personally.

No one thinks about shopping on line and how dangerous it is getting with hackers. We are told to put capital letter and numbers now icons to try to prevent this unfortunately this is not working these people are getting more and more confident and clever.

All any of you are thinking is housing and flats this is not good there are too many people in our country and please don't think I don't care if course I care but, there are lots of places with more room than we have this country is being stifled everywhere you go there are more and more building sites.

This is going to fall on Death ears I am sure because you have made your minds up but I want you to know I strongly object to not just 800 flats I object to any flats and I would like in a brand new shopping area.

Regards Susan Lydiard

## **STATEMENT NUMBER B36**

Dear Planning Committee Members,

I am the owner of Sully Cycles, a bike workshop located on Wells Road. I've been firmly embedded in the bike trade since 1999, having been a professional international BMX rider. Along with being a retailer of bikes, we also offer full servicing and repairs in store.

At the moment Broadwalk is a ghost town and I believe the Redcatch Quarter is what the area has been crying out for, for some time. There isn't much open in the centre anymore and we need the new life that the new shops, cafes, restaurants, and community facilities will bring. The new shopping street providing a gateway to the park is a great alternative to the current tired centre.

The new homes will bring a larger footfall in the area and a wider range of people which will help support local shops like mine. Naturally, I really like the focus on cycling within the plans with 1,280 cycle spaces being provided - so that residents can easily get around and more people are enabled to take up cycling, helping also to support my store.

It is important that these plans are not delayed.

As a local business, the £200 million investment in Knowle town centre is really exciting and I hope that the plans are passed.

Yours sincerely,

Matt Sully

Sully Cycles

## **STATEMENT NUMBER B37**

To whom it may concern,

I am writing to you to express my concerns over the proposed redevelopment of the Broadwalk shopping centre.

Whilst I am in support of the reinvigoration of the local area, the proposed plans are very concerning to me;

1. The proposed structure is extremely overbearing and will block light to many existing residents. It should be capped at 6 stories which has been shown to be the threshold for successful and sustainable developments such as this.
2. The proposed plans do not include sufficient parking to support the scale of accommodation and facilities that are being proposed.
3. It is already incredibly difficult to secure appointments at local doctors surgeries and dentists and no provision for additional facilities are proposed. Yet the plan will introduce some 1000+ extra people to the local area.
4. There is not enough emphasis on retail and leisure use and will result in less commercial units than there's are now again under serving the area.

I urge you to oppose these plans and ask for them to be resubmitted with these issues addressed.

Yours sincerely

Ben Hostler

## **STATEMENT NUMBER B38**

This is a public statement on the Broadwalk application (22/03924/P)

The proposed development at Broadwalk is too tall, too densely populated, doesn't provide enough car parking spaces and doesn't include enough shops and amenities.

I live on Woodbridge Road where my family and I will be directly affected by the new development.

It will over shadow Redcatch park which is a necessary and beautiful park which I use daily to walk my dog and I use the community garden cafe, and attend yoga there. This is a treasure for our community, run by locals and volunteers. The development will have a huge visual impact, cast a shadow on the park and potentially over crowd the park with too many new residents.

There are not enough car parking spaces and the argument that locals won't need cars and can use public transport is ludicrous. The number of buses from our area have already been cut down, they are unreliable and it is not realistic to assume all new residents will have jobs/schools/social lives that they can reach by public transport. The new residents will therefore be forced to park their cars on surrounding roads, where there are not enough spaces to do so.

There are not enough proposed shops and amenities. Our community relies on the variety of shops at Broadwalk for cheap, convenient stores which are reachable by foot or elderly scooter. We have a large community of elderly and disabled locals who rely on the shops and community/social enrichment from the bingo and cafes for example. Without enough shops & amenities it will force more people to use their cars to access them further away and negatively impact our community's quality of life.

Our local schools, doctor's and dentists are already over-subscribed with long waiting lists. Local's young children are already being forced to travel further and further away to access primary schools. These essential services do not have the capacity for the large number of proposed new residents.

I believe that Broadwalk needs an upgrade but that this proposal is not good enough. It seems that profit is the only and main concern, when quality of life and community should be.

Yours sincerely

Tamsin Oliver

Woodbridge Road resident

**STATEMENT NUMBER B39**

FAO: Bristol City Planning committee

Re: Proposed New Broadwalk Shopping Centre - Planning Statement

As I local resident I strongly object to the proposals currently submitted for the above application consisting 800 flats.

This proposal is excessive in terms of the proposed level of residential accommodation; there is insufficient car parking to address the needs of new residents; the overall mass of the proposal at 12 storeys is wholly out of scale with the existing site; and too little retail development is proposed.

The current proposal should be rejected. An alternative should be submitted which addresses the above concerns which will impact the existing community in a sympathetic way and provides a positive contribution to life in our neighbourhood.

Many thanks for your consideration

Anthony Curtis

Rookery Road, Knowle.

# Knowle CC 1852



PRESIDENT: Steve Windaybank  
SECRETARY: Richard Davis

Knowle Cricket Club  
Broadwalk  
Knowle  
Bristol  
BS4 2RD

26<sup>th</sup> May 2023

## STATEMENT NUMBER B40

Knowle Cricket Club is based opposite the entrance to Broadwalk Shopping Centre and has occupied the ground since coming into existence in 1852.

Knowle Cricket club has seen many changes and developments in the area throughout the years, including of course the opening of the Broadwalk Shopping Centre in the early 1970s.

As a cricket club and a local anchor institution, we are an advocate for progression, advancement and development that ultimately benefits our diverse local community. It is with these fundamental principles in mind that we give our full support and backing to the Broadwalk Development Plans as outlined in the current consultation process.

As a community-focussed cricket club, we are also looking to further develop and extend our offer to the local community. We are keen to build indoor cricket nets on our ground, alongside our clubhouse building.

We hope that all plans can come to fruition so that the local community of Knowle, and surrounding areas, can benefit from these facilities for many years to come.

Yours faithfully

**R Davis,**  
**Knowle Cricket Club Honorary Secretary,**  
**On Behalf of The Executive Committee of Knowle Cricket Club**

## **STATEMENT NUMBER B41**

We would like to oppose this application and think that a better proposal could be submitted.

12 storeys is too high for this vicinity, it will overpower the whole of the Knowle area and a maximum of only 6 storeys should be built.

The proposal of 800 flats will over run the area. Where will the children attend schools. The local schools are now full to capacity, there is now problems getting appointments at the local doctors and dentists for the present residence so how can they cope with another 600? people

Where are all the cars going to park? If you go to the shops where can you park your car so that you do not have to carry the shopping.?

2.

At the moment the park is safe for children to play in with all the perimeters enclosed and gates to access it.

Take away any of these perimeters and children can run out of the park into the nearby roads. Also these enclosed perimeters keep the dogs in the park and without them they will be able to run into the shops/bars/cafes on the ground floor.

We think this project has not been thought through enough and not considered the impact that it will have on present residence.

Carol & Brian Griffiths



**STATEMENT NUMBER B42**

Dear Madam/Sir

I am writing as a resident to ask that my views on the Knowle Broadwalk development proposal be drawn to the attention of the planning committee meeting on 31/05/23.

I would like the committee to refuse the application because it:

1. It is huge, out of proportion with its surroundings and arguably amounts to Town Cramming
2. It will unacceptably increase the demand for parking which is already difficult in the area particularly for older and disabled people.
3. The retail section is already run down and for those without cars now offering an inadequate range and choice of products, particularly fresh food.

I hope my comments will be taken into consideration.

With thanks

N Parsons

## STATEMENT NUMBER B43

Knowle 29/05/23

**Application no : 22/03924/P**

**Site Address : Broadwalk Shopping Centre Broad Walk, Bristol BS4 2QU**

**Public Forum Statement from resident of Ryde Road a few metres away from proposed development.**

I am against the proposed development for the following reasons :-

1.) With all the space available for development on the Broadwalk site, it must be possible not to build jammed up against the back gardens of the houses on the right hand side of Ryde Road : **2, 4, 6, 8, 10, 12, 14 & 16 Ryde Rd**. Any development should be moved further back so as not to loom over our houses depriving us of all privacy.

2.) It must also be possible to widen the service road, towards the Broadwalk site, so my wall is not knocked through for a third time by lorries turning into the car park beneath Broadwalk. There should be a large notice **at the beginning of the service road** stating maximum width and length of vehicles. If a driver comes up against a max height/length notice at the end of the service road, by the entrance to the underground car park, there is no space to reverse or turn.

3.) **It does not make sense** to propose adding 800 flats and yet reducing the area for local shopping. It's like saying " Would you like to accommodate twice the number of family members with half the facilities ?"

Bedminster is only 1.7 miles from Broadwalk and has a reasonable number of shops but there is a steep hill and no direct buses that I can find. Approx 56 minutes to travel 1.7 miles to Bedminster via Temple Meads ?

Perhaps the developers feel that ideal flat owner would have no car, would food shop in the one supermarket on site, would go to the site cinema in the afternoon, or go up and down the Wells Road by bus to provide retail revenue for Bristol City Centre ( 2.3 miles, only approx 20 mins by bus ).

4.) The proposed development should not be so incredibly high. 12 storey buildings would dwarf the surrounding houses ( particularly Ryde Road ), making them look ready for the bulldozer. Knowle has a historic heart and does not need **a sudden imposition of tower block style bringing social turmoil and transport chaos.**

## STATEMENT NUMBER B44

Dear sirs.

I am writing to object to the SCALE of the proposed development at Broadwalk Knowle.

Whilst I do not object to the shopping centre being developed I think that the plans are too big for the area.

1. Taking land from the local well used park (1/3) is proposed. We should be valuing our open spaces. These provide valuable space for the physical and mental wellbeing of local residents. Also with the increase in traffic pollution created by the clean air zone, as the local roads are now being used to avoid this. It is vital for the wellbeing of our children to have protected green space with trees to help reduce pollution. Many clubs and meetings also take place in the park.

Making open access to the park 24/7 will attract anti social behaviours with ebikes/scooters/mopeds and stolen mother bikes, making the area a no go area for local residents.

2. The amount of housing proposed without Parking is obscene. With the rise of houses of multiple occupancy in the area there is already a parking crisis. 6 long wheeled based vans to one property as an example. If the flats are proposed for elderly residents they will need a carer, who will need to park, health care professional will need to park. Grocery delivery will need to park. If they are for families they will most likely have a car and need to park. If they are for the disabled they will need to park or have room for care workers, family or friends to support them.

To get a GP appointment is at best a lottery. I have an ongoing health issue that needs addressing, I have been trying to get through to the local gp for a whole week, when I did get through I was advised there were no appointments could I phone back next week, currently I'm struggling at work and contemplating having to stop working and go onto benefits, all because I can't get a GP appointment.

Also for disabled residents what would the fire regulations be for recharging electric wheelchairs.

3. I voted Lib Dem in the last council election at this time the representatives were Gary Hopkins and Chris Davis. They are no longer Lib Dem. they do not represent the views of local people, they are hostile and aggressive if you do not agree with their proposals. Personally I feel the position should have been re-elected as I did not vote for the party they represent.

In my opinion the development should be no more than 5 stories high with a maximum of 200 homes, yes homes not square boxes that resemble a cell, with parking for each property along with visitor parking. This would help the redevelopment to be in keeping with the local area, not cause overcrowding and provide places where people would be happy to live.

Yours faithfully

Mrs S Loader.

**STATEMENT NUMBER B45**

Please please reject this proposal. The risk of no alternative is no justification for accepting something so overwhelming in its scale. It would surely impose massive new demand on local infrastructure and facilities, with congestion and depreivation as likely consequences. It is not enough to be optimistic about the environmental impact by limiting car parking. Please, please protect the people who will inhabit any new build, and the local environment, as well as existing residents. Please reject the proposal.

STATEMENT NUMBER B46

I write regarding the proposed decision regarding Broadwalk Shopping Centre Knowle. I am concerned that the current proposal for development is too tall at 12 storeys, contains too many flats and insufficient parking for those flats. In addition, without the provision of a larger number of shops and leisure facilities Broadwalk will become a wasteland with few services for those who may not be able to travel further for their shopping.

I'm sure the plan can be improved by the developer. I've lived 10 minutes walk from Broadwalk for over 20 years and use the Library and shops several times a week.

Please reject this application so the developer makes a better one.

Kath Coupland, Rookery Road, Bristol

## **STATEMENT NUMBER B47**

The proposal is imposing on the existing neighborhood and would be detrimental to the wellbeing of its residents. For several of my neighbours on Redcatch Road, up to nearly 80% of their windows do not do not pass the minimum standards of the vertical sky component test and nearly 50% of the windows fail the daylight distribution test.

The proposal is hyper-dense. A density of 428 DPH is 300% more than the council policy figures. The reduction of parking provision on site by 25% whilst increasing the number of residents by up to 2000 is wholly unsustainable.

The proposal includes a meager 7% affordable housing, greatly below the minimum policy expectation of 30%. This will only exacerbate existing local cost-of-living, housing and societal challenges.

Policies BCS21 and DM29 of the Bristol Core Strategy and Local Plan collectively require developments to safeguard the amenity of existing developments and to ensure an appropriate level of outlook.

The Development Committee B have set precedent to use this to reject the Home Gardens planning application purely on this reason, despite significant benefits to approving the proposal.

Existing homes like mine and those of my neighbours should be protected but this proposal simply does not do this. As such, this proposal should be rejected by the committee.

**STATEMENT NUMBER B48**

The development proposed:

- Is out of keeping with the surrounding area
- provides over-dense accommodation
- provides insufficient parking given the proposed number of dwellings, shops and leisure facilities
- places the local surgery under even more pressure than at present – two to three weeks wait for an appointment other than for emergencies even when you can get one arranged other than in person

Mr and Mrs Havard

## **STATEMENT NUMBER B49**

Please find enclosed my written objections to the current plans for the development of the site:

1. The published plans for 800 dwellings are in direct opposition to Bristol City Council policy in terms of affordable housing, and population density. Over ninety percent of unaffordable dwellings means, as Bristol has discovered to its cost, that the vast majority of these dwellings will be purchased by individuals and companies who will not live in them, and in an almost totally unregulated rental market, they can fill them with as many people as they like, and rely on tax payer funded housing benefit to make up any shortfall. This will mean that the Knowle community will shoulder an unsustainable and unmanageable increase for its already compromised population in terms of public facilities, health provision and vehicle parking.
2. The only published drawings of the current plans shows the estate breaching the boundary of Redcatch Park, and making the park part of the estate. Redcatch Park is a priceless community resource, is owned by the city's community, and has undergone a peerless regeneration in the recent past. The proposed destruction of the integrity of the park has left the majority of Knowle residents breathless with indignation.
3. In conclusion, there is no doubt that our deciding councillors have a clear choice in the matter of these proposals. They must either decide to support the community, or they must decide to support distant and destructive profits.

Tony Rowlands



## **STATEMENT NUMBER B50**

The current proposal will be an eyesore from all around South Bristol (Dundry to Long Ashton and beyond) as it is on the top of a hill. The landscape will be changed for ever.

> As an example the original Paintworks is visually pleasing and yet the new flats on Totterdown Bridge are ugly and uniform in colour (despite the backdrop of coloured houses which it blocks out). At least that ugly development is at the bottom of the hill.

> The number of flats will impact on local residents for quite some distance in terms of shadowing, access to doctors and dentists and parking (obviously). Peoples' mental and physical health may be affected.

> We love Bristol and would ask that you be bold and not kowtow to the development of high rise everywhere. Why a high rise development at the highest point in Knowle and surrounding area but not on Airport Road or Cumberland Basin?

> We appreciate something needs to be done and would like to see the area improved however it needs to be in keeping with the area and be more attractive for the city, residents and visitors, just not a 12 storey high rise building at the top of a hill.

**STATEMENT NUMBER B51**

I would like to voice my concerns over the proposed development at the Wells Rd/Redcatch development 22/03924/P.

I fear the current proposals will overwhelm the area with the high density of flats, extra residents' on-street parking due to the low number of incorporated parking spaces, the lack of public services (for example health, school and transport) - quite apart from the sheer size/height of the structures themselves in a residential suburb.

The proposed development ignores best practice of urban planning, genuine public engagement and common sense.

Jeremy Backhouse

**STATEMENT NUMBER B52**

Dear Sir/Madam,

This is for Development Control A committee and is a public statement on the Broadwalk application (22/03924/P)

As a resident of Knowle (13 Cleeve Road) I am excited about the possibility of the redevelopment of the Broadwalk. However, I urge to reject the current application due to the volume of flats and the insufficient parking infrastructure to support the density of homes.

Yours sincerely,

Peter Harris

## **STATEMENT NUMBER B53**

**WRITTEN PUBLIC FORUM STATEMENT FROM JANE BRITTON  
SOMEONE ELSE TO SPEAK ON MY BEHALF ON THE DAY AS I AM AWAY.  
LOCAL RESIDENT OF 27 YEARS, BS4 2NH  
TO COMMITTEE A, MAY 31<sup>ST</sup> AT 2PM at CITY HALL, BRISTOL, BS1 5TR.**

**APPLICATION NO: 22/03924/P  
SITE ADDRESS: BROADWALK SHOPPING CENTRE, BS4 2QU**

**To all the councillors sitting on Committee A,**

My name is Jane Britton and I have been a local resident in the Knowle ward for over 27 years. I have witnessed throughout this time a more thriving Broadwalk Shopping Centre and of course, it's most recent struggles to keep open shops. This is hardly surprising given the proposed change in the plan agreed in 2021 which states the whole site is to be demolished and rebuilt from the ground up over 4 years. There is no incentive to keep going for local traders – and this proposal today is irresponsible in my view given our economic climate and post pandemic.

**I am fully committed to redeveloping Broadwalk with some housing -** and the investment needed to invigorate our local community. This makes a lot of sense.

**I am really disappointed by the very small amount of affordable housing** in the current application. Its down from 13% agreed in the 2021 planning approval given for a new shopping centre and 420 flats to now just a mere 7% today.

I am really at a loss to how this can be justified given Bristol's 30% target just 2 years later? And I hope you are too.

**I do not believe that investment and housing must come at any cost or at any impact or damage. I hope you agree?**

If not, I would ask you each to consider the detail of this outline application with an open mind – and thru the well thought out planning policy and guidance. This outline application is fundamentally flawed and is not policy or NPPF compliant

**This proposal represents a net loss of 5,150sqm of retail floorspace and 3,280sqm of leisure floorspace** (including the bingo and snooker halls) as well as all of the existing offices providing local employment. And unlike in 2021 where many in the community supported the change – this proposal is not widely supported locally. In fact, it is widely opposed by many.

**Knowle's role as a local Town Centre is significantly undermined** and clearly out with Core Strategy Policies BCS7 and BCS12. This seeks to maintain the vitality and viability of town centers and protect community facilities.

**The existing traders will be pretty much be erased by the time this is built** – and the impact of this extremely unwise application is already seen. Shops are closing now every month. Jobs, shops and services lost now that will not return in 4 years. The reduced retail space developers tell us will be replaced by whatever 'the market at the time determines'.

Is any of this reasonable? Or good enough in your local area if proposed there?

**The residential density is also simply too great here** – this is a city-center development in the wrong location. Bristol's Urban Living SPD suggests optimal densities for Inner Urban Areas like Knowle should be around 120 units per hectare. This application shockingly sits at 416 units per hectare. Monolithic 12 storey blocks do not match the local area, grossly overwhelm neighbouring streets and South Bristol's skyline. Assessments in the application show day light and sun light is taken from local streets and falls short of the Vertical Sky Component Test.

How can this be right? What sort of future does this herald?

**The parking and transport offer is shockingly unrealistic.** Provision of just 210 parking spaces for 840 flats barely equates to quarter of a space per unit. Together with just 98 spaces for shoppers, this will inevitably lead to huge pressure for parking on the surrounding streets. Residents Parking Zones will not remedy this shocking underestimate of parking provision. Rather, it will simply displace vehicles into the wider area and make local streets unsafe and congested.

**Nor do I accept the narrative that says there is no future for Broadwalk but this one.** This is a reactive position stopping well short of what our thriving Knowle community deserves. It does not realise the benefits that such a significant local investment should bring. Damage to the area is more striking than benefits. I understand this coming from external developers but not local stakeholders that lose nothing to take an independent and less biased approach to our future.

So, I rely on you as elected councillors to take an independent view when such a significant planning decision is being considered for us in Knowle.

**Is this outline application really the only way forward here?**

**Are these plans really what the Council wants its developers to bring forward?**

**A significant renegotiation with the developer is in order and to be seized now.**

**This is the most significant decision to be made for Knowle for many decades and perhaps since Broadwalk was built.**

**So, I ask that you please consider these objections carefully. Thank you.**

**STATEMENT NUMBER B54**

Dear members of Development Committee A

I am extremely concerned to hear that officers have recommended that the outline plans for above development should be approved.

This development is massive and is out of keeping with the neighbouring houses/buildings. I know that you can be understanding of such plans as you have recently refused plans in north Bristol due to scale and massing. Please, please take the time to visit the location to see for yourself the impact of this development and understand the concerns of local residents; or take a look on Google Street View.

Local residents are concerned about the impact on local services. It is already difficult to contact and get an appointment with the local surgery, and bus services are not as good as the developers imply. To have 800 flats on the site will overwhelm the local community infrastructure.

I am not against the redevelopment of this site by building flats and shops, but am against the proposed massive height and density of the current plans.

Thank you for your consideration.

Kind regards

Lesley Robinson

**STATEMENT NUMBER B55**

Hi

I am writing in relation to Development Control A committee to be held on 31st May.

I would to say that I am completely in favour of this development and permission should be granted without delay. This area is in desperate need of this sort of project. No delays, say okay.

Regards

Darrin



## **STATEMENT NUMBER B56**

Public statement.

Redcatch centre Knowle Bristol.

Welcome this mixed use Development for Homes shops and a cinema.

We would like to see the scheme including affordable and Rented housing

Including homes for disabled people.

Improvement in access for disabled people to the shops and any cinema.

Better improvement to Redcatch park

Including public toilets and cafe.

With the Development being on the upgrade bus route from Cribbs causeway bus station Henbury Southmead Henleaze Clifton Down station Bristol city centre, Broadmead shopping centre Bristol Temple meads station Knowle Redcatch shopping centre,Hengrove ,stockwood.

Whitchurch Pensford Clutton Farrington Gurney wells bus and coach station Glastonbury and street.  
Service 2 , 2a 90 ,172 376

City region transport strategy.

We would like to see improvement to the bus interchanges and bus hubs in wells Road and Broadwalk will shelters realtime information displays seating lighting CCTV and passenger information

Drop Kerbs and castle Kerbs for residents and shoppers with reduced mobility.

We also need a 106 agreement to improve bus services from the shopping centre to South Bristol including westlink Demand responsive bus services.

Cycling and walking facilities.

But Bristol city council should be seeking money towards bus services for the west of England mayoral combined transport Authority and mayor Dan Norris.

Was the combined transport Authority consulted on this planning application.

In principle we should the the Reperation of this very important shopping centre and Town centre in South east Bristol.

as mixed use Town centre and more homes for the community of of south Bristol and employment opportunities

With the new Development.

David Redgewell South west transport Network.

Bristol disability equities forum

## **STATEMENT NUMBER B57**

I am unfortunately working whilst this meeting is taking place so will not be attending, but live in BS4 2DR and would like to voice concerns over the density of the proposal, lack of current transport infrastructure consideration, and lack of visibility of intended usage for commercial units (future state, and during construction).

800 homes would potentially uplift the population of less than a square mile by circa 2000 in a very short period of time. This shall completely change the feel of the otherwise low rise suburban area, added to which the high density works proposed for Temple Meads, Mead street, and Bedminster, would put enormous strain on the current infrastructure, of which those plans for improvement have not been forthcoming.

Of course something must be done with Broadwalk but this sort of modern tenements is completely out of characters with the extant environment (visually and scale), would completely diminish the community feel, and overshadow the 'village green' feel to Redcatch Park and the Cricket Green.

Bristol must do better for its residents.

Cheryl Bishop-Wells

## **STATEMENT NUMBER B58**

Bristol City Council development control committee recently turned down the outline application by Elizabeth Blackwell Properties in Redland despite planning officers' advice to approve the scheme, deciding the "overbearing" proposed buildings, near the corner of Redland Hill and Whiteladies Road, as it would have an unacceptable impact on neighbours. This 5 storey scheme is tiny compared to the obnoxious proposals for Knowle. The so called Redcatch quarter would decimate light in the nearby park with a huge loss of community and retail space. The developer and architects muttered about 15 minutes cities and the residents not needing cars to get around while still saying retail was not required. There was also very little detail on bike parking and consultations and subsequent posts from local councillors (the so called Knowle Community Party) was mere gaslighting. You cannot create a dense scheme like this without creating the associated community facilities and I cannot fathom how given the density, the proposed loss of retail and leisure buildings is sufficiently justified by the refurbishment and reprovision of facilities elsewhere within the application site.

The 7% of affordable homes proffered is also an insult. They have not even bothered with starting with the minimum as a bargaining point and sure I'd love to be able to walk to a local cinema particularly as Cineworld is going to be razed to the ground, but how long after planning is approved will developer decide that too is unviable?

If Redland deserves better than overbearing, poorly thought out schemes, it is the responsibility of Bristol City Council development control committee to show the same consideration to Knowle. We owe it to South Bristol not to let unscrupulous councillors and greedy developers hold our cities to ransom. Knowle deserves better.

Sincerely

Kathryn Chiswell Jones

**STATEMENT NUMBER B59**

Dear Sir/Madam,

I wish to state my reasons to oppose the current plans for the redevelopment of the Broadwalk Shopping centre.

1. Proposed building will be far to high, with too many flats. Sunlight deprivation when chance arises to sit in garden. I didn't realise that developers could come along and take natural light away. I feel that there will be a reduction of natural light in my house leading us to use the electric lighting more often and for longer.

2. Doesn't seem to be much thought gone into dentists (not enough NHS dentists), doctors' surgeries, schools. These are exceptionally busy in an already highly populated area. Can these services accommodate these additional people?

3. Nowhere near enough parking for the flats, shops or leisure facilities. Leading to potential problems around the area.

4. Everyone realises that the shopping centre needs modernising. More retail and leisure space is needed, but this development is way, way over the top.

5. Homes like mine should have some protection as the proposed development will be overbearing, and will significantly reduce the amenity of my property to an extent which cannot be justified by any positives of the development.

6. Disappointed with local councillors who have constantly attacked anyone who is opposed to the development, instead of trying to get improvements in the plan.

I am unable to attend Wednesday's meeting at the Council House as I have a pre-arranged function.

Yours faithfully

Steven Feddery

Broadwalk resident

## **STATEMENT NUMBER B60**

Hi, I'm writing to add my voice to the concerns raised about the current planning application for Broadwalk. Weds May 31st Development Control A committee, a public statement on the Broadwalk application (22/03924/P).

As a local resident I'm all for regeneration and the original plans had a lot to be positive about, however the current density is simply too much for the local area to manage when schools and services are already so stretched, eg my 8 year old son has not been able to see his NHS dentist in nearly 2 years now. They move every appointment as they are so over stretched. We registered for a GP not within walking distance because of awareness of the pressures on the local practices.

It's simply not good enough to allow the construction company to fail to meet the affordable housing targets to protect their profits. We need to see that Bristol council have the integrity to uphold standards, regardless of which area of Bristol it is in.

There is every opportunity to require a revised submission that meets the needs of the local population and the wider Bristol area. One with less stories, protecting a highly valued community green space that has become such a hub in recent years (redcatch community garden).

I hope you listen to the local voices and challenge the current proposal,

Kind regards

Eva Cooper

## **STATEMENT NUMBER B61**

Gd morning/afternoon

I am writing to record my dismay, disapproval and disappointment over the proposed plans for the redevelopment of the Broad Walk shopping precinct, which it appears from the proposed plans can no longer be addressed as such. Indeed, in an area already subject to overcrowding whereby it is difficult if nigh on impossible to enrol our children into local schools, get doctor/dentist appointments it would seem to be ludicrous for the number of flats proposed and therefore residents introduced to the area.

Parking in the area is already difficult and the proposed plan does not address this issue.

There will be insufficient retailers for our needs, especially for the aged in our community who either do not drive or are incapable of travelling out of the area for their weekly shop.

Unfortunately this proposed development does NOT take into account the feelings of the local residents and the whole proposal seems to be out of context for the area.



## **STATEMENT NUMBER B62**

**Development Control A Committee - 31st May 2023**

### **Written Statement to Committee**

**22/03924/P | Application for Outline Planning Permission.  
Broadwalk Shopping Centre Broad Walk Bristol BS4 2QU**

The Society supports the principle of the redevelopment of the Broadwalk Shopping Centre. This is a large and outdated development comprising extensive retail, parking and servicing areas, all of which are no longer appropriate for modern use

**However, we cannot support the current planning application and register our strong OBJECTION to this proposal.**

We are aware of, and largely support, the views of the Knowle Neighbourhood Planning Group.

Our key objections to the current proposals concern the building heights and overall density of the development due to the greatly increased amount of housing in the current application. It is totally inappropriate in the context of the largely two storey residential area surrounding the development. There will be overlooking and overshadowing to adjacent existing properties.

We also consider that the proposed development will have a very negative impact on the immediately adjacent Redcatch Park whose facilities will be overwhelmed by the large number of new local residents.

We are disappointed that there is such a low proportion of affordable housing proposed in this scheme. This must surely be increased?

**This is a very large development located in a residential neighbourhood of largely two storey homes. The potential negative impact on existing residents is immense.**

**In addition, the provision of affordable housing is lamentably poor.**

**Ideally, we would request that Committee refuse this application.**

**However, given the officer recommendation to approve, we request that members of the City Council Planning Committee make a site visit to the Broadwalk Centre prior to making any decision.**

Simon Birch  
Bristol Civic Society  
30<sup>th</sup> May 2023



### **STATEMENT NUMBER B63**

Why is Knowle worth less consideration than Redland or Westbury Park? The inspectorate, on appeal, has refused planning permission for 5 storey homes opposite Redland Retirement Village., Citing the skyline, the height (looming over two cottages. The planning dept has recommended refusal for luxury care homes at Westbury Park, again citing "out of scale and context, crowding and overbearing existing buildings and failure to provide a high quality living environment. "

The proposed development in Knowle is twice the height of those developments deemed unsuitable by this criteria, indeed it is not only denser but also fails to provide a high quality living environment with a dearth of affordable housing. It is a 12 storey, unignorable scale, an ongoing visual and social disaster planned right in the heart of Knowle. I repeat, if it's not good enough for one side of the City, why is it good enough for the South? Please be consistent and fair and refuse this dreadful proposal.

Diane Jenkins

**STATEMENT NUMBER B64**

Hi,

I'm emailing with regard to the new development at Broadwalk in Knowle and the meeting this week. Whereas, I do think the area needs redevelopment, a 4 floor complex would suffice with more amenities and parking. The current proposal would add too many people in a small area without adequate community space.

Unfortunately, I can't attend the council meeting this week as I have a 2 month old to look after.

Kind Regards,

Ed Aldred

**STATEMENT NUMBER B65**

Good afternoon,

Re: the 31st May Development Control A Committee. Public statement on the Boardwalk application (22/03924/P)

This is to express my concerns regarding latest development proposal for the Broadwalk shopping Centre. The proposed development is too tall, have too many flats, while not enough parking and too little retail and leisure use. We need better application that meet the above concerns. Please turn down the current application.

Kind regards

Natalia Lewis

**STATEMENT NUMBER B66**

Dear sir/Madam

I am writing this email to voice my concern with regards to your proposed plans for Broadwalk shopping centre.

Whilst I agree the site needs some development I don't agree that there should be a tower block built on that site. Firstly the infrastructure in the area simply can't sustain the amount of extra cars and people. Secondly it's unfair that people who have lived in the area, bought houses should be over shadowed by such a monstrosity. Such buildings should be built in one place like out inner city. We pay our council tax we should have an input on what goes on that site. You should not be ignoring what people want.

Kind regards

Dawn Simmonds

## **STATEMENT NUMBER B67**

Statement:

Redcatch Quarter is a hyper-dense, imposing, unaffordable proposal that will clash with the surrounding area, remove essential facilities for its residents and introduce yet more high-cost purpose-built rental housing that prevents people from being able to own their home. The proposal is too high and too compacted, and provides very little to mitigate this, such as sufficient parking and retail space for those already living in the area, let alone the 2000+ new residents.

During the consultation process we as residents were met with derision and dismissive attitudes whenever we questioned aspects of the plan. No meaningful concessions were ever made to address the many issues we raised. Our local councilors have clearly stated this proposal was the only way forward and attacked anyone who voiced concerns about the impact this development would have on the community.

The Home Gardens planning application offers a valuable precedent in rejecting proposals not in accordance with Policies BCS21 and DM29 of the Bristol Core Strategy and Local Plan.

We, the residents of Knowle, deserve better than this and so I strongly urge the committee to reject this proposal.

Kind regards,

## **STATEMENT NUMBER B68**

We, Philippa Warden and James Charles, of 7 Ryde Road, strongly object to the proposed plans for the redevelopment of Broadwalk Shopping Centre on the following grounds.

- loss of light and privacy
- overshadowing of our home
- traffic and parking issues
- noise

The proposed development is too high and too dense; reaching a maximum height of 12 storeys, with a density of 428 dwellings per hectare (DPH) compared to the 'optimum density' for an 'Inner urban' area in Bristol, as recommended by Bristol City Council, of 120 DPH.

This will result in loss of light and privacy to our home and garden, due to this imposing new structure overshadowing them.

This loss of light/overshadowing is illustrated by a shocking 37.46% loss in the area of our garden receiving at least 2 hours of sunlight a day on 21st March, as well as a 9.17% reduction in Vertical Sky Component, 4.95% total Sunlight to Windows reduction, and 7.27% Winter Sunlight to Windows reduction - figures calculated from the Daylight & Sunlight Report (Neighbouring Properties) commissioned by Broadside Holdings Limited.

The opening up of Ryde Road into the new development for pedestrian access will further adversely impact our privacy, particularly in our living room, as well as increasing noise and traffic and parking issues, fundamentally changing the character of our little road which is currently very peaceful.

We would also like to take this opportunity to cite the refusal and subsequent appeal dismissal of 20/00542/P (Land at Home Gardens, Redland Hill, Bristol, BS6 6UR), which we believe sets a precedent for the refusal of this application based on the significantly greater adverse impact on neighbouring properties of this application 22/03924/P, contrary to Policy BCS21 'Quality Urban Design' and Policy DM29 'Design of New Buildings'.

We would welcome more appropriate plans to redevelop the site in-keeping with the surrounding residential Victorian terraced streets, which have stood for over 100 years, and with respect to the residents of those houses and our living conditions.

## **STATEMENT NUMBER B69**

This proposed development would be a disaster for Knowle. It is too large, too high and too dense. It goes against all the council's own frameworks and guidelines, as well as being completely out of character for the area.

We are in a housing crisis, and an affordable housing crisis. The affordable housing threshold set for the project is too low and just shows the greed of the developers. The actual flats themselves are also incredibly small -- you can barely be able to fit a double bed in some of the bedrooms. This is more evidence of the developers trying to cram too many flats into the space and putting profit over any kind of decent design.

As a former resident of Ryde Road, I am also aware of the overshadowing this very high development would cause to this street and nearby streets. Many people will have their light dramatically reduced.

The recent refusal of planning permission in Redland due to the proposed development being too high is a precedent that should also be followed here.

I would also like to note how unhelpful the two councillors for Knowle have been over this. Gary and Chris have refused to listen to anyone voicing concerns over the project, and ridden roughshod over people's genuine issues and questions. Completely the opposite of democracy.

While people in the area know that something needs to be done in Broadwalk, this is not the

Please refuse planning permission for this development. Knowle deserves better.

Helen Webster

## **STATEMENT NUMBER B70**

I live in Greenmore Road, which is off the Wells Road opposite the Broadwalk site. Broadwalk shopping centre is currently the tallest building in the area.

When I moved to Knowle at the end of 2007 the shopping centre housed a sizeable supermarket, a branch of Wilkinsons, a greengrocer and a butcher as well as Iceland and Superdrug, which are still there for now.

The developers told us that there would be small shops 'like Wapping Wharf' and that the retail units in the existing centre are too large.

Boutiques would be lovely but we need a decent sized supermarket.

\*The planned 10 and 12 storey blocks are TOO HIGH, casting a huge shadow and blocking light from neighbouring houses.

\*The accommodation is TOO DENSE and the one bedroom flats are tiny.

\*There is not enough car parking space for the number of dwellings, shopping and leisure facilities proposed.

\*GP services are already stretched but there is nothing in this proposal to address the problem of providing an extra 2,000 people with primary health care.

Knowle has a great community spirit. Volunteers have created a brilliant community garden in Redcatch park. The community also came together to defeat a proposal to put a huge phone mast and accompanying infrastructure in the park. Volunteers have kept the Jubilee swimming baths open.

I don't think that people are opposed to building housing on the site, I certainly am not. We all know that Bristol needs housing, but this proposal is the wrong one. Knowle may not be a conservation area but it is a pleasant place to live and the people of Knowle deserve better than this OVERBEARING scheme with ultra dense housing and a pitifully small amount of affordable housing.

Mrs G Bridge



## STATEMENT NUMBER B71

Dear Sir/Madam

I'm writing to object to the planning proposal for the redevelopment of the Broadwalk Shopping Centre in Knowle, also referred to as "Redcatch Quarter".

As a local resident who has lived in Knowle for over 10 years and Totterdown 11 years prior to that, I am a long term resident and currently raising my family here.

Whilst some local councillors and the developers are calling out the vast majority of people who are objecting to this developments as "NIMBYs", I want to set the record straight in that those I have spoken to are in principle, supportive of a "proportionate" redevelopment of this area. The concerns are multiple and I have listed mine below, but the majority of people in the main are concerned with the vast scale of the proposed development which is entirely out of keeping with Knowle and will have significant negative impact on existing residents. In addition I feel that the hyper-density of the 880 flats will have a negative impact on any people that were to become residents.

My objections are as follows:

- The development proposes three 12 story tower blocks which will massively overshadow the current community. The original proposal in 2019 included a single 12 story block, which was still too high and out of keeping of the area. You only have to look at the development by Totterdown Bridge to get a glimpse of the scale of such a development – and that's partially hidden by the hill behind
- 880 flats is more than double the original plans (listed at 420 residences).
- Approximately 2000 more residents cannot be accommodated in the community
- The development has been categorised as "hyper-dense" which will not provide a comfortable living for residents
- There will be significant disruption to existing residents of Knowle in terms of parking. Residents parking scheme will be introduced at personal costs to hundreds of existing residents. I'm unsure why I should have to pay directly into the profits of the developer
- There is no indication of any increase in local infrastructure (doctors surgeries, dentists etc) which will put pressure on the existing infrastructure as well as existing residents and anyone moving into the area
- Redcatch Park will be significantly overshadowed, and with a vast increase in number of local residents the park will no longer be a place of peace and quiet that it is now
- Current amenities, including the snooker club and bingo hall are well subscribed currently. The plans do not include any replacement social amenities so for many the heart of the community will be cut out
- I cannot see a need for a 2 screen local cinema – Bristol already has a huge selection of cinemas. Nobody I have spoken to has considered this an important inclusion on the plans

- Only 7% of the proposed dwellings will be classed as “affordable” according to the definition used by the council. This is an incredibly low proportion, far lower than anything I would deem reasonable.
- There will be a significant reduction in the number of retail facilities despite a potential 20% increase in the local population. This is out of line with the core strategy for South Bristol regarding town centres

In summary, I cannot see how these plans benefit anybody other than the Developer themselves. I’m mystified as to why Councillors Hopkins and Davies, who for so many years have appeared to represent our community with our genuine interests at heart (e.g. Jubilee Swimming Pool) , have missed the mark so widely on this occasion. Over 90% of are against this development in its current form. I’m not against some development on this site – but it needs to be proportionate, in keeping with the local surroundings, support existing and new businesses, provide appropriate infrastructure and not be to the detriment of so many of us who choose to live in this lovely neighbourhood.

I hope you take into consideration the strength of feeling in this note and from all the others who I know have submitted objections. I want to have faith in local democracy and planning decision, and this is an opportunity for you to prove me right.

Yours faithfully

Russell Edwards

**STATEMENT NUMBER B72**

Hi there

I'm writing to voice my concerns about the proposed redevelopment of the Broadwalk.

Firstly, the number of proposed occupants will quite clearly put an unsustainable burden on already stretched local amenities such as doctors, schools and even parking.

It is clear new houses are needed on an industrial scale to deal with the housing crisis, but after a decade of cuts but the provision of amenities needs to keep up and bcc are simply not providing anything.

You need to take into account the affect on a community when you make decisions like this and it doesn't feel like you are doing that.

Communities over greed please.

Regards

Paul

## STATEMENT NUMBER B73

Dear Sir/Madam

I'm writing to object to the planning proposal for the redevelopment of the Broadwalk Shopping Centre in Knowle, also referred to as "Redcatch Quarter".

As a local resident who has lived in Knowle for over 10 years and Totterdown 11 years prior to that, I am a long term resident and currently raising my family here.

Whilst some local councillors and the developers are calling out the vast majority of people who are objecting to this developments as "NIMBYs", I want to set the record straight in that those I have spoken to are in principle, supportive of a "proportionate" redevelopment of this area. The concerns are multiple and I have listed mine below, but the majority of people in the main are concerned with the vast scale of the proposed development which is entirely out of keeping with Knowle and will have significant negative impact on existing residents. In addition I feel that the hyper-density of the 880 flats will have a negative impact on any people that were to become residents.

My objections are as follows:

- The development proposes three 12 story tower blocks which will massively overshadow the current community. The original proposal in 2019 included a single 12 story block, which was still too high and out of keeping of the area. You only have to look at the development by Totterdown Bridge to get a glimpse of the scale of such a development – and that's partially hidden by the hill behind
- 880 flats is more than double the original plans (listed at 420 residences).
- Approximately 2000 more residents cannot be accommodated in the community
- The development has been categorised as "hyper-dense" which will not provide a comfortable living for residents
- Having looked at some of the plans for the flats they are appalling small with bedrooms barely big enough to accommodate a double bed. I question the quality of living and impacts on the mental health of residents in such tiny flats.
- There will be significant disruption to existing residents of Knowle in terms of parking. Residents parking scheme will be introduced at personal costs to hundreds of existing residents. I'm unsure why I should have to pay directly into the profits of the developer
- There is no indication of any increase in local infrastructure (doctors surgeries, dentists etc) which will put pressure on the existing infrastructure as well as existing residents and anyone moving into the area
- Some of the surrounding houses will be completely over overshadowed by the development, losing daylight due to the shadows cast and be completely over bearing. I note that a recent development Clifton 'Home Gardens' has been rejected by the planning inspectorate on grounds that the development would be overshadowing and overbearing. The figures for Redcatch Quarter are far worse.
- Redcatch Park will be significantly overshadowed, and with a vast increase in number of local residents the park will no longer be a place of peace and quiet that it is now

- Current amenities, including the snooker club and bingo hall are well subscribed currently. The plans do not include any replacement social amenities so for many the heart of the community will be cut out
- I cannot see a need for a 2 screen local cinema – Bristol already has a huge selection of cinemas. Nobody I have spoke to has considered this an important inclusion on the plans
- Only 7% of the proposed dwellings will be classed as “affordable” according to the definition used by the council. This is an incredibly low proportion, far lower than anything I would deem reasonable.

In summary, I cannot see how these plans benefit anybody other than the Developer themselves. I’m mystified as to why Councillors Hopkins and Davies, who for so many years have appeared to represent our community with our genuine interests at heart (e.g. Jubilee Swimming Pool) , have missed the mark so widely on this occasion. Over 90% of are against this development in its current form. I’m not against some development on this area – but it needs to be proportionate, in keeping with the local surroundings, support existing and new businesses, provide appropriate infrastructure and not be to the detriment of so many of us who choose to live in this lovely neighbourhood.

I hope you take into consideration the strength of feeling in this note and from all the others who I know have submitted objections. I want to have faith in local democracy and planning decision, and this is an opportunity for you to prove me right.

Yours faithfully

Rachel Harrison

## STATEMENT NUMBER B74

Hi Team

Please find my objection to the above.

There will be very few people in this room who do not believe the site put forward should be redeveloped. That is where the agreement ends.

The proposals in front of you will shape Knowle for generations to come. I have had a good look at the development and met with the opposing sides and I have had time to consider what I have heard. I am concerned by providing outline planning permission today the application will have a negative impact on Knowle and the surrounding areas for the following reasons:

### Visibility

Broadwalk is one of the highest points in south Bristol and the imposing development will be seen clearly from surrounding areas. 12 storeys is too high and could create an unwelcome precedent for similar developments across south Bristol.

### Affordable housing

I am not in favour of the current plans for affordable housing. There needs to be a mix of tenure types. The current plans are for 47 1 bed 1 person properties. Irrespective of numbers of affordable housing properties we need to get away from solely 1 bed 1 person properties.

### Retail Space

The removal of Iceland will mean there are no accessible supermarkets in the area. This will drive up food poverty and reduce choice. There needs to be a commitment to retain Iceland or a similar chain store.

The reduction of the amount of retail space is disappointing as a large supermarket is required and should be planned into the development.

### Hyperdensity

The sheer volume of housing. This is a numbers led development. This is not a design for homes but for accommodation. The volume of homes in such a small space creates real issues of hyper-density. Too many people in too small a space will only lead to problems.

Other concerns object to the plans for the following reasons:

- The lack of parking relative to the continuing poor delivery of public transport in south Bristol.
- The introduction of a RPZ will cost residents more annually and will lead people who are coming into Bristol parking in the surrounding areas. These surrounding areas do not have resources to deal with the ramifications from this.
- I have always been concerned by the comparison of the proposed redevelopment with Wapping Wharf. This suggests gentrification of Knowle. This development will exclude residents who are at the lower levels of the socio-economic scales.

- There is clear opposition from a number of residents.

Councillor Graham Morris, Stockwood Ward

## **PETITION PRESENTATION BY LOUISE HERBERT – B75**

Mr Chairman, Councillors, my name is Louise Herbert and I speak on behalf of Knowle Neighbourhood Planning Group and also as a member of the Broadwalk Redevelopment Community Group. I was here 4 years ago when the original application was approved, and I remain passionate that Knowle deserves a scheme which is more in-keeping with the local context.

I am delighted to be here to present evidence of many many more who share this opinion. 1331 individuals have signed the 'Knowle Deserves Better' petition. Here is the proposition that they declared their solidarity with...

"A major planning application has been submitted to demolish Broadwalk Shopping Centre and to replace it with fewer community facilities, smaller shops and 800+ flats. These flats would be in towerblocks up to 12 storeys tall and would bring 2000+ new residents to Knowle. They will tower over Redcatch park and surrounding houses, and will be visible from all over the city.

"Knowle Neighbourhood Planning Group have scrutinised the plans and believe that Broadwalk needs development and investment, but not at the scale which is proposed. They are too high, and too dense! The proposed density of 428 DPH exceeds the 'hyperdensity' threshold and represents a gross over-development of the site. Despite this, the plans fail to deliver an acceptable level of affordable housing, offering just 7% against a target of 30%. It also appears that the affordable units will mainly be tiny 1-person flats, so will have minimal impact on housing waiting lists.

"We want Bristol City Council to follow the guidance in their own Urban Living Policy, and reject this version of the plans. We hope they can encourage the developers to design something smaller and more in-keeping with the area, which will serve new & existing residents and allow Knowle to really thrive.

"Everyone who sees the plans reacts the same way: "they wouldn't allow this in Clifton". So we are standing up for our community and telling everyone that Knowle Deserves Better!"

Some pledgers also took the opportunity to add their own comment on the plans, here is a summary of their reasons for supporting the campaign...

### Comments

"Everyone in Knowle is pro-development, but for a development that is appropriate and supports and enhances our community, not one where its sole purpose is to maximise profit for developers! Councillors, Please do not approve this and demand something appropriate that the people of Knowle deserve!"

"The plans are monstrous. The development will not provide affordable or suitable housing. It will be a slum of the future. We need housing but appropriate and suitable housing. It is out of keeping with the area. If Knowle were Clifton this would not even be proposed."

"The structure is too high. Local services are not geared up to accept the influx of new residents. I am uncertain from an equality point of view whether the new development will serve the elderly people in the area in the way that the Shopping Centre did in the past, and still does to some extent. 'The vision' seem to favour younger people."

"The height, the density, the percentage of affordable housing - everything goes against Bristol City Council's own planning policy. Structures above 6 storeys have been proven to be less sustainable, The density is 300% over BCC's own recommended DPH and we are no way near the 30% affordable



threshold laid out in BCC's own policy. We need sustainable regeneration that will help Knowle thrive for years to come, not just a lazy proposal that lines the developer's pockets and looks good for Marvin on paper without any real benefit to Bristol. This is before we even begin to discuss infrastructure and local service provision...BCC please follow your own guidelines and ensure this development is not just pushed through regardless."

"(1) Most of the proposed housing "units" are too small to be practical "long term family homes". Families need to be catered for properly. (2) These tower blocks are out of proportion (height and density) for the site itself and for the neighbouring streets of Knowle. (3) The proposed parking is inadequate, forcing encroachment into a surrounding area that is already short of parking. (4) Their oppressive presence will detract from the popular and well-used Redcatch Park."

"I have to agree with the conclusions of KNPG. Obviously the Broadwalk needs investment - but not any investment at any cost. Please reconsider the proposals. Knowle does deserve better."

"I'm extremely pro development - when it's been thought out and won't be detrimental to the quality of life of existing AND new residents. The proposal is shocking and completely inappropriate. Nurseries already have 18 month waiting lists here, without adding 2000 residents to the mix! Our nearest primary school had a catchment area of 400-odd feet last year - the smallest in Bristol. There just isn't the infrastructure, and I haven't even started on dentists, GPs, local facilities..."

"I live in the local area and believe that it cannot cope with that level density of development. I also believe that the visual impact is too great and significant areas and houses will be cast into shade"

"This is too many people being injected into one space whilst simultaneously reducing facilities. I regularly use the businesses in Broadwalk and think it will be a shame to lose these in favour of profit for a company that don't have Knowle's best interests at heart clearly communicated in their planning and inability to provide concise information. Why are they not providing enough affordable housing? Why are they exceeding the density threshold? Profit."

"Does Broadwalk need a revamp - definitely. Should the developers be able to include housing - absolutely. Should they be able to flout Council hyper-density guidelines, create a massive eyesore, instil parking chaos and max out the already bursting local facilities (Drs, Dentists, Schools etc) solely so they can maximise profits - NO! The current 12 storey plan is totally ridiculous and out of character with the local surroundings. If the plans were minimised to circa 6 storeys maximum I feel this would be a happy medium. However, I'm sure palms have been greased and this will go ahead without any consideration for the existing local populace."

"I spend time in the area and feel the scale of this development will adversely affect residents and visitors; services are struggling to cope with current residency and cannot handle even more"

"Our Ward Councillors are clearly in bed with the Developers and care more about their business prospects than they do about their constituents' wellbeing. Moreso, they are attempting to block and undermine community attempts at genuine scrutiny. Until we are properly represented by our Councillors - and until they can demonstrate unequivocal objectivity - I will continue to shout from the rooftops. I won't let Knowle sleepwalk into this disastrous over-development."

"I believe any development should be in keeping with the existing local area, not high rise flats that will house more people than the local area/facilities e.g. schools etc can accommodate."

"This development is too tall and too dense. The people of Ryde Road were ignored when the previous development went in and now this new one is worse"

"The proposed tower blocks are completely out of keeping with the area."

"I agree Knowle needs investment but this plan is too dense and blocks too high. It wouldn't happen in Clifton!"

"Warehousing live people, to cover up the gutless self interest of all these swine.Good luck."

"Knowle needs to be left as it is,stop the building complex!"

"The tower blocks will change the community, in which I live, forever. Very much for the worse."

"wooly hand waving promises are even less reliable than written ones. This does not appear to be a well considered plan. The height is too tall overlooking other homes. There are not enough parking spaces for residents already living here. This proposal does nothing to improve that. It will only make that worse. There also seems to be no provision for the 12 thousand new residences in planning or construction across south Bristol and the health care supports with GPs and dentists."

"The excessive size and height of the development would be detrimental to the surrounding community, causing loss of light view to nearby residents, bringing more cars, and further stressing services, such as oversubscribed local schools and doctors surgeries."

"Knowle deserves better. Less dense housing please."

"These are the only local shops for a lot of people, especially the elderly, obviously making money comes before the needs of a community."

"we do not need overpriced slums in a high density residential area, we need homes that people can afford and thrive in."

"Should be built around broadwalk shopping centre as its used so much"

"It's too high for the area"

"I think this development will be harmful to knowle"

"It'll be blot on landscape, knowle needs shops not unaffordable flats."

"The proposed development is too dense and too tall for the area."

"This development is totally out of scale and will not deliver the facilities (shops decent accommodation, doctors surgeries etc) that the area needs. It will overshadow the park and create an imbalance in the existing population density."

"Because Bristol needs affordable family homes not more boxes pretending to be flats."

"It's ok building all these flats but where are the extra doctors or the schools for children?!! Too many high rise flats, they didn't work years ago so what is the difference now!!!"

"The density of housing proposed is too high and no supplementary services to assist already struggling local infrastructure"

"Don't change the skyline of Broadwalk with towerblocks. The proposed density is excessive and the site is being over developed. It will destroy the community feel."

"We need better housing not tower blocks"

"I want the development but I don't think these are the right plans. I also think some provision needs to be made to support the local infrastructure! The parking is a bit issue."

"The proposed density is excessive and the site is being over developed."

"There aren't enough facilities in the area to support this without being detrimental to existing people"

"This really matters, it has the potential to change how community's function and it's not ok to build a 12 storey building in a 2 storey community."

"The plans show 12 floors, density of dwellings greater than recommended, will ruin the area, flats rather than shops are the emphasis when locals need shops"

"The area needs development but there are zero plans for extra infrastructure (transport, schools, doctors). The area needs affordable family houses not overpriced flats that will cast an enormous shadow over the surrounding roads."

"There isn't enough local infrastructure to support so much housing and there are too many flats going up in the area already."

"It will do nothing to improve the lives of the people of Knowle, but a lot to make things worse. It's hard enough to get into a school or to get a doctors appointment as it is. As usual, South Bristol is being used as the dumping ground of the City. Why do these things seldom appear in the richer parts of the City?"

"This area needs a proper thought through revamp, not tower blocks!"

"These huge blocks are out of keeping with the area and will dominate Redcatch Park, an open space which has been essential to our wellbeing in recent years."

"I don't think such a high block of flats should be built here"

"I live locally and while I know the centre needs redevelopment the current plans are too big with too many homes, too little parking, too little retail space and a cinema when they are getting used less than ever"

"Broadwalk shops are well used, and a community this will be another 70s torn down totterdown disgraceful"

"We need thoughtful and creative living solutions for the the future and these proposals are are not!"

"The tower blocks are far too high"

"Council double standards. Affordable housing is what's needed, 7% is appalling."

"As a nearby resident, I'm appalled at the policy flouting that is evident in this proposal. BCC must adhere to their own position on population density, community resource preservation/creation and affordable housing. It's absolutely shameful and clearly demonstrates that just as with the Bedminster development, the priority is lining the pockets of developers at the cost of the already undersupported communities that they are buying up without adding adequate resources to support the additional residents."

"I am a member of snooker City and we will lose our club. Also I think it is disgusting to build this monstrosity here."

"I'm local. This development is too tall, with too much permissiveness given to developer when this is not in the best interests of our community. With so many flats sold on a buy to let basis, the standards in building will be lower for example little or no natural light in many of the flats. There's not enough space left for affordable retail units that provide shopping for the demographic of our current community. Nor has adequate provision been made to support public transport with the added pressure this will bring. This is another example of profit over principle when we're in a climate crisis and financial crisis that demands a different think in this scheme altogether. I am not against redeveloping this site but this proposal is far from ideal and should be rejected."

"It's totally out of order and BCC should throw it out immediately as it doesn't meet their density threshold rules. 7% affordable is nowhere near what BCC should be demanding. When it comes to South Bristol it seems BCC is willing to throw away the rule book. Absolutely disgusting !"

"I'm against over development"

"Too many new builds in the area already and not enough infrastructure"

"This development is much too large for the area"

"This is purely an attempt for developers to make as much profit as they can. They have not considered how a sudden increase of 2000+ people will affect the area, traffic and public transport."

"Because these plans are a joke. The infrastructure for knowle can't handle this many new flats it's ridiculous."

"Although we have to do something about the property, it is clear that in every way possible this development (a revised plan) is about pure greed from the developer. Number and size of low income housing is appalling. 7-8%, and minimum sizes."

"It's way too tall for our area"

"This is not the development that Knowle needs. Yes more affordable housing, places for small independent businesses to flourish but not this"

"A concerned resident..."

"I object to builders building shit on my doorstep"

"The tower is too tall"

"It's too big for the area and too many people coming in, yet loss of shops, etc, and no extra doctors, etc."

"Tower blocks do not fit with the nature of the area"

"This is far too overbearing for the local area. The proposed accommodation is substandard, people need space."

"I am local, there is not enough parking planned of local services schools GPS etc"

"The flats are far too high. Knowle deserves better."

"The development is too high and the properties are not of the type that this community needs. Less, but larger, family housing would be more appropriate for this community"

"Totally inappropriate proposal on all levels that in my opinion shows a complete contempt for the locale."

"While I strongly believe in developing our area a 12 stories is far too high and will be a blot on the landscape. I appreciate that the investment company wants to get as much return as possible but all the residents I have spoken to would rather see a better balance to residential housing and available facilities, i.e. retail, doctors.."

"Strongly object to these ugly monstrosities and glass prisons in the name of development and regeneration. All hogwash. Keep Broadwalk the familiar covered shopping centre it has always been where the oldies take a break from shopping and sit on the benches and natter away with their friends, go to bingo evenings, and socialise in the cafes there. These ugly lego towers must not be built and the plans must be ditched into the dustbin forever."

"The density of the housing is too high, it won't help people on housing waiting lists. It will increase demand for services already stretched nearly to breaking point in the area eg doctors, dentists, and schools."

"It's too tall and the percentage of affordable housing is too low."

"Too big of a blot on the landscape And would affect our amenities ie. Doctor's Surgery and Dental Surgery big time."

"The height of the buildings We have problems getting doctors and dentist appointments now ."

"It's important that community groups shine a light on developments and hold local authorities to account when necessary."

"Too tall, transport infrastructure is grossly insufficient, criminally low ratio of social housing"

"I am concerned the Council will approve the plans without question when the density is well above the guidance, as they have done for the Bart's Spices site. I am yet to be reassured how the community facilities will be supported to cope with an additional 1800-2200 people."

"This sounds awful!"

"The infrastructure of Knowle simply cannot support such a huge development! Traffic and finding access to healthcare in this area is already at its limit. This monstrosity development would only make these worse! The shopping centre absolutely needs some love, but please develop it into something sensitive to and in keeping with the area. We need family homes that will HELP the housing crisis rather than impractical, unaffordable tower blocks. In a cost of living crisis, we need to call out these plans that seem to be motivated by greed rather than actually benefitting the community."

"This development is too high! It will be a blight upon Knowle. The site deserves the right development, not this. It would be a monstrous carbuncle on the face of Knowle."

"This used to be my home turf and the design is soooooo flawed!!!!"

"A housing development in this area is the last thing this place needs. There isn't enough parking along here as it is and the buses are so full or unreliable. The traffic around here will be even worse than it is already."

"I am a resident and I can't afford to move. It will be too congested and local services are stretched enough."

"I have lived here for 20 years and know this building is not only going to destroy its surrounding houses and park but completely unrealistic in terms of facilities for the number of proposed dwellers. In addition the flats themselves are shamefully badly designed with only profit in mind"

"It stinks of corruption"

"These plans are ridiculous, I already need to jump through hoops to see a doctor at the local surgery, that many more people we just can't have it"

"Disgraceful but this is South Bristol so what do you expect. Welcome to what Hengrove is going through. From what I see this wants help social housing for those most in need, the lower priced shops will go in place of over priced outlets few can afford at these times and it will tower over and be a blot to all. This is not what this part of Bristol needs."

"Over population, not enough resources."

"A 12 story building would be so out of place where it is to be built as only 2 story houses around. Also the local area could not accommodate the number of people who would live there."

"High rise flats don't work. Only works for the rich people who develop these structures."

"The development is inappropriate for the area."

"I object to the blatant disregard for the local community. It seems to me that the developers wish to maximise profit over people, with disregard for the needs of local residents who depend on the range of appropriate retail options like food shops, offices, dentists, pharmacies etc. There is no place for gentrification in this already deprived area, pushing out those who are unable to afford to buy in order to find an affordable home."

"The size of this is outrageous, too much residential not enough facilities."

"It's needed for the local important Knowle community, but not planned by a huge corporate London investor."

"I believe the proposed height of the development is not in keeping with the character of the area, will create a luxury deficit and there is not sufficient parking provision for an area which already really struggles with parking spaces for residents"

"I visit Broadwalk most weeks to visit family and this would be devastating to the community. It would destroy it! What were the developers thinking?!"

## STATEMENT NUMBER B76

Hello,

Mr Chairman, Councillors, my name is Helen Evans-Morris and I am writing as a member of Knowle Neighbourhood Planning Group, as a resident of Knowle, and as the mother of a young child, who I intend to bring up in this currently vibrant and community-minded part of Bristol.

I am aware of the need for the regeneration of Broadwalk, as well as the need for more affordable housing throughout Bristol. However, I believe this decision cannot and should not be a binary one – complete over-development of the site vs a derelict building for years to come. For the benefit of Knowle and its residents, we must be more nuanced than this and strive to accept a plan that benefits all parties – the council want to build more homes, the developers want to make profit for their shareholders, Knowle residents want a proposal that will enhance the community and provide it with the potential to thrive in the next 5, 10, 20 years.

I'd like to focus on the subject of height and density. As you may be aware Knowle currently has a density of approximately 70 Dwellings Per Hectare (DPH). The planning officer's report (9.48) states that the Urban Living SPD doesn't set a maximum threshold for density, but the SPD does clearly state that 120 DPH is considered optimal for an inner-urban area like Knowle. We accept some wriggle room on this, but the Broadwalk developers are proposing a density of 428 DPH. That's 356% more dense than BCC's own policy guidelines and 611% more dense than the existing neighbourhood.

In fact, Bristol's Urban Living SPD references a document called the Superdensity Report – created by 4 of the most respected architects and planning authorities in the UK. Their research coined a new term for building at densities higher than 350 DPH; 'hyperdensity'. Hyper-dense developments are very rare, and very hard to make a success of. The authors of the Superdensity report recommend against exceeding 350 DPH even in central London, unless in exceptional circumstances.

Their research determined:

- Above 350 DPH there should be assumption against development, and hyper-dense schemes should be subject to much more rigorous impact testing
- At densities of 350+ it is very difficult to create the conditions that allow mixed communities to thrive
- very high density can challenge positive response to context, successful placemaking and liveability aspirations
- And that mid-rise (5-8 story buildings) can meet all London's housing needs

So, as you make your determination on the 31st, please consider if this scheme demonstrates a good awareness of the issues created by hyperdensity. Have the developers suggested anything to mitigate the potential placemaking and community-building problems it creates? Have they followed the Urban Living SPD's advice about how to design for high density? Sadly, we haven't seen evidence of any design considerations that specifically relate to hyperdensity. Even clear guidelines have been overlooked. For example, to mitigate impact on children, outside space should be accessibly directly from the flat. Based on the forecast of 85 children living in the development, there should be 523.5

sq meters of private play space directly accessible from the family sized 2-bed apartments. Yet looking at the indicative floorplan, none of the 2 bed flats have private balconies! 0% of the proposed units meet the Urban Living SPD's standards in this area.

This begs the question, why are we trying to create a hyperdense development in Knowle – an urban area with predominantly two storey buildings? And now with twice as much land to develop on since the 2019 proposal, why has the proposed density actually increased?

Looking at other recent City Centre developments in Bristol nowhere comes close to the level of density of the Redcatch Quarter proposal; Invicta Cannon's Marsh, 204DPH, Wapping Wharf, 194 DPH, Quaker's Friar, 261 DPH – the only exception being Finzel's Reach – a development in the centre of the city and with nearly half the number of residential units.

In comparison to Knowle's current 70 DPH, an alternative Broadwalk scheme around the 200 DPH mark would still represent very intense densification of Knowle, but at a level which could avoid the very tall buildings that are proposed in the current scheme.

With hyperdense development comes a high volume of new residents and visitors to the area. Knowle's capacity to absorb an estimated 2,000 new residents is a vital question. The BCC Child Yield calculator predicts that 85 children will live on site. In the letter mentioned earlier, Cllr Renhard expressed concern about this: "We also know there are huge pressures on health infrastructure in the city. South Bristol will see a substantial increase in the number of homes in the coming years, which means that the infrastructure to support the homes needs to keep pace. Whilst noting provision for dentistry will be retained, this is not the only health infrastructure necessary. I have heard from residents about difficult it can be to also access GP services and I would ask you give consideration to this as part of your proposals."

"I have also met with local residents who have raised concerns about other aspects of the proposals, such as the lack of guarantees that the existing businesses will be accommodated in the redeveloped retail facilities, as well as concerns that the designs are out of character with the surrounding neighbourhood. Residents also raised concerns over the impact of the development on traffic and parking, as well as the height and density of the development. I would welcome further consideration being given to these concerns and a response provided to local residents on how those concerns have been considered and addressed."

Finally, there also appears to be significant disparity between proposals around the city and how they are reviewed by BCC.

The Vincent Retirement Home/ Home Gardens, located in the affluent inner suburb of Redland proposed 60 homes, 5 storeys and 20% affordable housing. However, it was recommended for refusal and rejected by the committee. With the planner's report determining that one of the two proposed blocks would be 'of significant bulk and height, looming above the boundaries' of numbers 7 and 9 St Vincents Hill and would 'tower over the skyline and create a foreboding relationship with the simple, modest cottages', describing it as 'harmful to occupiers both within and outside of the properties.' And although 20 percent of the homes would be classed as affordable, 'this would not overcome the harm to neighbours at St Vincents Hill.'

And now St Christopher's Square, located in the affluent suburb of Westbury Park, proposing 122 retirement homes, 3 to 5 storeys in height, providing the community with access to a new leisure/wellness centre, a café, and village hall, and net zero in operation. Once again, recommended for refusal by the planning team because 'the quantum and massing of development would result in a



loss of the site's verdant character, would crowd and overbear existing buildings and create a harmful relationship between proposed buildings.'

If these developments are deemed too overbearing at only 5 storeys, then why are 12 storey tower blocks metres away from 2 storey homes, in a predominantly 2 storey area perfectly acceptable in Knowle?

To take a quote from Bristol City Council's own Urban Living SPD, 'we shall be judged for a year or two by the number of houses we build. We shall be judged in ten years' time by the type of houses we build.' I sincerely hope Development Committee A consider this when making their decision, and that you conclude that Knowle deserves better.

Many thanks,

Helen Evans-Morris

**STATEMENT NUMBER B77**

This should NOT be approved because:-

- \*not enough affordable housing included in the proposal
- \*negative impact on natural lighting to surrounding housing and parkland
- \*Insufficient parking - negative impact on surrounding areas
- \*Already over-stretched GP, dentistry and schooling (plus the removal of 2 pharmacies)
- \*there are plenty other brown field (eyesore) sites nearby which could be redeveloped for housing

## STATEMENT NUMBER B78

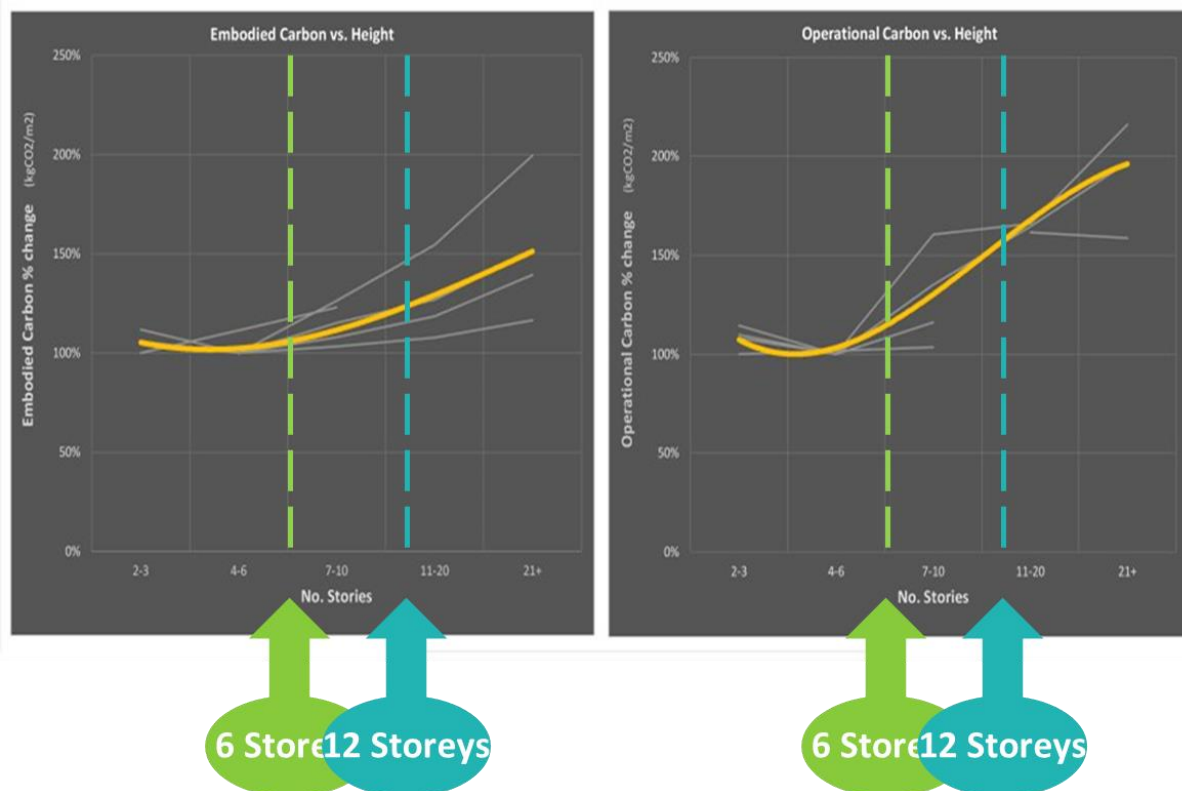
### Environmental Concerns – Adam Baddeley

Mr Chairman, Councillors, my name is Adam Baddeley and I am writing as a member of the Knowle Neighbourhood Planning Group, and a resident of Knowle. I work in sustainable energy, running a company that specialises in renewable hydrogen production from wind and solar PV, and I am passionate about creating a healthy, low-carbon world.

I recognise that the Broadwalk Shopping Centre needs to be redeveloped and we need to have more housing. However, I do not believe that the Redcatch Quarter scheme is as sustainable as it could be, in a multitude of ways..

#### Energy and Meeting Carbon Targets

- Tall buildings are inherently not carbon efficient, both in their construction and running. The below charts show that there are significant carbon advantages to building at 6 stories rather than 12.



- Heating
  - BCC Energy Services have advised that the district heating network is unlikely to have reached the site area in time for this development, and national experience also shows that it simply will not be economically viable to retrofit alternative heating system later. Therefore, Air Source Heat Pumps are being proposed as the permanent solution proposed for the development. However, there are some important considerations that have not yet been taken into account by the scheme

- Air Source Heat Pump units take up a lot of space both inside (like a boiler and tank) and outside buildings, so they need to be properly considered in building design. We have not seen evidence of this, and the very small sizes of the proposed dwellings lead me to believe that the internal equipment would take up an obtrusive and noticeable amount of space. Apartments will need to be bigger if they are to comfortably accommodate both people and air source heat pump hardware.
  - It is stated that “communal air source heat pumps will be located at roof level”, but this approach is only now being trialled at household scale in the UK and is very unlikely to be commercially or technically viable at present
- Electricity Generation
  - There is very little data presented on electricity generation, even in Appendix A (Energy Strategy) and what is there is cursory and massively flawed
  - The amount of solar electricity (470MWh/annum) that the developer states will be generated only equates to the use of around a 60mx60m area of roofspace (3,345m<sup>2</sup>)
  - This is very unambitious given the total roofspace available across all buildings.
- Total emissions savings from use of renewables
  - In Appendix A (Energy Strategy) there is no data or assumptions presented to determine the accuracy of the claimed carbon savings
  - The developer also uses a grid (carbon) intensity factor of around 900 gCO<sub>2</sub>/kWh to come up with an emissions reduction of 244 tCO<sub>2</sub>/annum from the assumed level of solar PV. In fact the factor used should be around 200 gCO<sub>2</sub>/kWh, which would give an emissions reduction of 94 tCO<sub>2</sub>/annum.
  - If this correct figure of 94 tCO<sub>2</sub>/annum is used in Summary Table A.1.3 of Appendix A (Energy Strategy), then the total emissions savings associated with the proposed development are only 14% compared with the 21% claimed by the developer
  - Consequently, the development will miss rather than exceed the 20% Council target

## Water

- A ‘blue roof’ is included in proposals, but there are no plans to recycle water for use in flushing toilets etc, just for attenuation purposes. This is not genuine water recycling, and is another missed opportunity

## Green Spaces

- Core Council policy BCS9 states that “*open spaces which are important for recreation, leisure and community use, townscape and landscape quality and visual amenity will be protected*”, **BUT:**
  - Overcrowding of Redcatch Park is a risk as the new residents will not have access to sufficient green and open space of their own

- *The current facade facing Redcatch Park is neutral, low level and disguised by the trees. The proposed development will destroy visual amenity and put the park in shadow for much of the day*

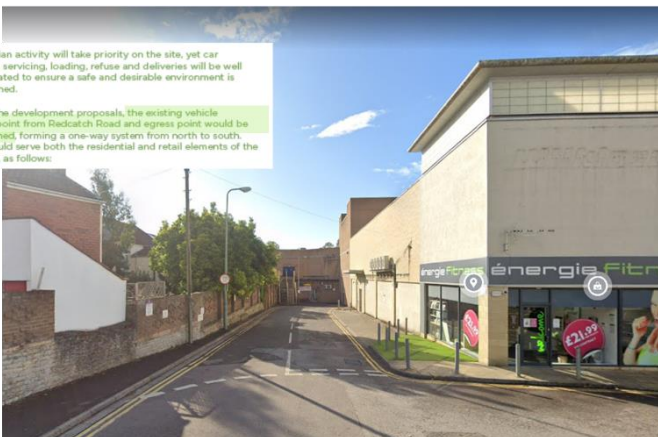
### Local Air Pollution & Vehicular Access

- Little attention has been drawn to some significant changes about how vehicles enter and exit the site.
- Currently, cars access the car park via a service road to the rear of Ryde Road. Critically, they turn right in front of Energie Fitness (see photo below), and do not use the main length of the carriageway which runs behind the back gardens of Ryde Road. However, the new scheme proposes that all vehicles using the site – both delivery/service vehicles and cars – should drive the full length of the service road before entering the underground car park. This additional traffic immediately behind Ryde Road is likely to significantly increase the particulate pollution that accumulates in this area. This will likely be exacerbated further by the 8 storey façade which will be added all along this service road, which will prevent air from circulating freely, and therefore prevent the dispersal of the particulates. It is also expected that this new access arrangement will cause a noticeable increase in noise pollution.
- Also affecting the rear of Ryde Road, is the proposal to turn the service road into a U-shaped loop, traversing the newly-opened bottom of Ryde Road. The boundary between Ryde Road and the pedestrianised realm of Redcatch Quarter will be a major pedestrian entrance to the site (one which Ryde Road residents have strenuously argued against), so this vehicle/pedestrian interface appears ill-conceived and potentially deadly. Plus it will change Ryde Road from a quiet cul-de-sac where it's safe to dwell at the front of the house, to a busy through-route with little/no privacy.
- Similarly, the route used to exit the site will be altered, and it's proposed to run this down the rear of Broad Walk. Currently this is an unused and secure alleyway, with no vehicular traffic. Just like Ryde Road, turning this alley into the sole exit route out of the site will cause particulate and noise pollution, as well as safety concerns for local residents who feel uneasy about losing the security of their private, locked alleyway.

“

Pedestrian activity will take priority on the site, yet car parking, servicing, loading, refuse and deliveries will be well coordinated to ensure a safe and desirable environment is established.

Under the development proposals, the existing vehicle access point from Redcatch Road and egress point would be maintained, forming a one-way system from north to south. This would serve both the residential and retail elements of the scheme, as follows:



### Transport Sustainability

- The Redcatch Quarter Transport Plan relies on yet to be agreed improvements to public transport and bus services. The Planning Officer's report also over-estimates the sustainability of the location, as it refers to bus routes which are no longer operational.
- BCS1 highlights the need for "major improvements to transport infrastructure... to enhance links between South Bristol (and) the city centre... with an emphasis on pedestrian, cycling and public transport". Many of the needs identified in BCS1 are yet to come to fruition, particularly the "extended showcase bus corridors on the A37".
- This A37 Travel Strategy is still in development, yet the Redcatch Quarter Transport Plan appears to be reliant on changes to the No 2 bus route which are yet to be agreed.
- It comes at a time when existing bus routes are struggling and a further 2000+ residents are proposed, some of which are later-living residents.
- In reality, this mixed-use scheme that could add much more stress to the public transport network, before actual improvements are defined by BCC and WECA, far less implemented.

Redcatch Quarter could be an opportunity to develop an exemplar building with fantastic environmental credentials, but the developer is clearly just playing lip-service to the Council policy and has used spurious assumptions in its Energy Strategy to appear to meet the 20% carbon reduction target set by the Council. It also has not properly considered how to preserve air quality in the immediate vicinity. Knowle – and the planet – deserves better than this.

## **STATEMENT NUMBER B79**

The current planning application of a 12 story block of 800 flats with limited shopping and parking is not the development that the people of Knowle support.

If the developer can reduce the height to 6 stories 400- 500 flats, better shopping and community and leisure facilities which is much needed in the area, everyone would be happy.

A development is needed, just not THIS version!!

For the sake of everyone in Knowle, where our doctors/dentists and basic shopping facilities are already fully stretched. Our much loved Redcatch park a hub for the community will be overshadowed and ruined by a 12 story building, which is completely out of place in the neighbourhood of 2 story houses. This is clearly a money making venture at our expense. I can't believe it is even being considered in our community not to mention being supported by our once supportive local councillors - shame on you! Please turn down THIS application and give Knowle the development that the existing community, who will be affected by your decision today for years to come, requires.

Thank you.

Sandra Wilson

**STATEMENT NUMBER B80**

Dear Mr Westbury,

**Support for the Redcatch Quarter**

Bristol City Council application: 22/03924/P

As a local retailer, we feel that the Broadwalk Shopping Centre needs investment and redevelopment.

Fewer and fewer customers want to visit the shopping centre which has led to an overall drop in footfall in Knowle as a result. This will only continue without real investment in the community.

The plans to redevelop the shopping centre into the Redcatch Quarter are a great chance to bring new life to Knowle and make the area a place that people want to visit again.

A new shopping street with shops, community services, restaurants, cafés, and a community cinema will make the area more popular to visit and help to support the vitality of local retailers, like us.

New residents right on our doorstep will mean more customers and a permanent boost to the local economy.

This investment will make a real, positive difference to us as local retailers and I hope the plans are approved.


Yours sincerely

Retailer: ANN'S NAILS & SPA .

Post code: BS4 2QG

Name: THI NGUYEN

Signature:



*By signing this letter, you give us permission to share it with Bristol City Council.*



Dear Mr Westbury,

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Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: *Broadwalk market*

Post code: *B84 2AA*

Name: *Sher Muhammed*

Signature: 

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Dear Mr Westbury,

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Yours sincerely

Retailer: Broadwalk Tailoring

Post code: BS4 2QG

Name: Nez Rajabi

Signature: 

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Yours sincerely

Retailer: CHARCOAL GRILL

Post code: BS4 2RA

Name: OMER ALI

Signature: 

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Yours sincerely

Retailer: COOKE PAINTER LTD

Post code: BS4 2QQ

Name: WAJID DARR

Signature:



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Yours sincerely

Retailer: Don Gray's Florist

Post code: BS4 - 2EP

Name: Amanda Clifford

Signature: 

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Dear Mr Westbury,

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Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: *Hunters*

Post code: *BS4 2QG*

Name: *K. Smith*

Signature: 

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Dear Mr Westbury,

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Yours sincerely



Retailer:

WATSON LTD.

Post code:

BS4 2QG

Name:



Signature:

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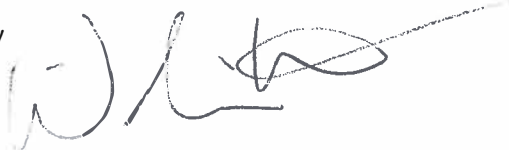
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Yours sincerely



Retailer:

M+W MEATS.

Post code:

BS4 2QU.

Name:

William M. APPERANT.

Signature:

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Yours sincerely

Retailer:

Ocean

Post code:

BS4 2QB

Name:

Tom Weaver

Signature:



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A new shopping street with shops, community services, restaurants, cafés, and a community cinema will make the area more popular to visit and help to support the vitality of local retailers, like us. New residents right on our doorstep will mean more customers and a permanent boost to the local economy.

This investment will make a real, positive difference to us as local retailers and I hope the plans are approved.

Yours sincerely

Retailer: *Silly cycles*

Post code: *BS4-299*

Name: *M Silly*

Signature: *MS*

*By signing this letter, you give us permission to share it with Bristol City Council.*

Dear Mr Westbury,

**Support for the Redcatch Quarter**

Bristol City Council application: 22/03924/P

As a local retailer, we feel that the Broadwalk Shopping Centre needs investment and redevelopment.

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This investment will make a real, positive difference to us as local retailers and I hope the plans are approved.

Yours sincerely

Retailer: *The BarberShop.*

Post code: *BS4 2EP*

Name: *Pedro Nuñez*

Signature: 

*By signing this letter, you give us permission to share it with Bristol City Council.*

Dear Mr Westbury,

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Yours sincerely

Retailer: Turkish traditional barber

Post code: BS4 2RA

Name: NASA N

Signature: 

*By signing this letter, you give us permission to share it with Bristol City Council.*

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Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: *New Clinic*

Post code: *BS42 0JG*

Name: *Elena Koskunen*

Signature: 

*By signing this letter, you give us permission to share it with Bristol City Council.*

## STATEMENT NUMBER B81

### 2: Opening Statement (Laura)

Thank you for the opportunity to address Dev Ctte A today. I'm making this statement with several hats on; I'm the founding member of the Broadwalk Redevelopment Community Group on Facebook, a Committee member of Knowle Neighbourhood Planning Group, and the owner of 3 Ryde Road, a small Victorian terraced home which is surrounded by Broadwalk shopping centre on 2 sides (South and West).

As a community, we are very aware of the need for regeneration and investment in the Broadwalk centre. It is only 6 years since I was a first time buyer myself, and it had seemed like an impossible dream to own my own home. Maybe that is why I am so passionate about defending it now.

We recognise that places need to evolve. We also acknowledge the desperate need for more housing in the city.

However we don't believe that investment and housing should come at any cost. Development must be sustainable and befitting of context - it must relate well in terms of mix, design, scale and amenity, or it will not succeed. Regrettably, we do not believe that this scheme delivers on any of these matters, and we are fearful that its impacts will be hugely damaging and long-lasting for Knowle as we know it.

As you enter City Hall on Wednesday, look up to the sky; you will see a red balloon flying above the building (weather permitting); it will be tethered at 37m, the height of the 3 of the 9 towers in this scheme. I draw the comparison between Redcatch Quarter and City Hall because what you're being asked to approve will be even wider than City Hall, and almost 3 times its height. The combined footprint of the 9 proposed buildings at Redcatch Quarter will be more than 400% larger than the footprint of City Hall. Redcatch Quarter is colossal.

For those of you who were involved in 2019, I hope the briefing sessions have impressed on you that this is a vastly different scheme to last time, and should be considered as a completely different entity. The existing consent permitted the redevelopment of the centre with 420 flats, along with retail, leisure and community floorspace. This consent defined some specific design parameters for the site, including limiting development up to 420 units and building heights to 103m (equivalent to 12 storeys). Now, we find ourselves with a new scheme which completely overrides these maximum capacity thresholds. The quantum of residential has doubled, the density has gone even further above the hyperdensity threshold, and the leisure and community floorspace has been slashed.

The good news however, is that I'm not aware of anyone here who doesn't agree with the core principle of development. The 1,100 members of the Broadwalk Redevelopment Community Group are all happy for some homes to be built on the site. We are not NIMBYs.

However, there's absolutely no justification specifically for the huge number of homes intended at Redcatch Quarter. The planning officer's report refers to several prior consents in order to justify the principle of development, yet these were for 45 and 38 units respectively – a gargantuan leap away from the 850 units you're being asked to approve today. Similarly, the policy references focus more on the principle rather than the scale of development. Indeed, a close reading of the Planning Officer's Report doesn't offer even one single point to specifically support 850 homes as the optimum number for this site. Instead, the only justification for the quantum of development is bringing Tilted balance (NPPF) into play. But even this policy does not justify 850 flats, because there

are a number of significant adverse impacts on neighbouring properties and the local area. These will be explored in statements made by fellow KNPG members, but include...

1. Density & overpopulation of Knowle
2. Sunlight/daylight impacts and overbearing on near-neighbours
3. Town centre vitality
4. The social & environmental impact

Just last week, the decision to refuse permission to Home Gardens (Redland) was upheld by the Planning Inspectorate for the sole reason that it would *“tower over the skyline and create a foreboding relationship with the simple, modest cottages”*, describing it as *“harmful to occupiers both within and outside of the properties.”* Whatever you think of how the Home Gardens appeal came to be, the Planning Inspectorate was clear that overbearing development couldn't even be justified or outweighed even by the offer of 20% affordable homes as *“this would not overcome the harm to neighbours at St Vincents Hill.”* Please consider the important precedent that it sets.

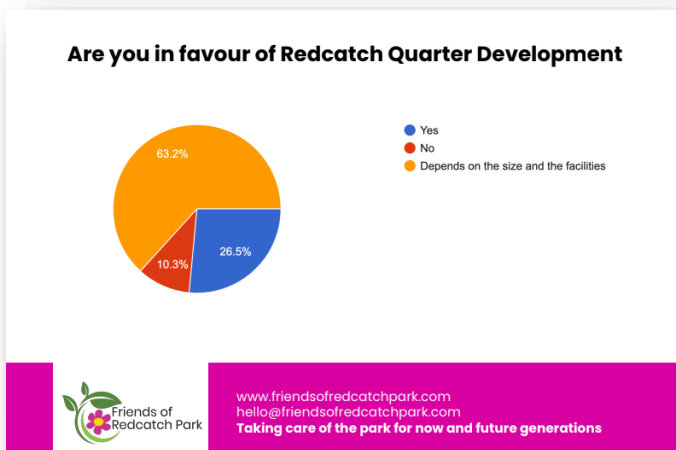
In comparison to Home Gardens, Redcatch Quarter has many more adverse impacts, and the 8 storey façades on the boundaries with Ryde Road, Broad Walk & the Wells Road are measurably more overbearing than Home Gardens. Similarly, Redcatch Quarter is objectively more overbearing than St Christopher's School - your 3rd agenda item – the report for which concludes that *“the proposed development would be unacceptable by nature of its height and massing. Villa B and C would be five storeys in height, which is significantly above the prevailing heights of two-storeys on surrounding streets and three-storeys in respect of the existing Victorian Villas”*. Redcatch Quarter proposes *eight* storey facades jutting up immediately against 2 storey homes, so it is very hard for us to understand why the recommendation for Redcatch Quarter should be so different in this regard. I hope you will disprove the natural assumption that this is driven by South Bristol being seen as the poorer relative.

The drive to fit 850 units into the Broadwalk plot also creates adverse impacts for the potential future residents of Redcatch Quarter. What good is it to build housing if we are in a race to the bottom and are churning out long corridors of single-aspect north-facing units that only just meet the legal space requirements. Does that sound like somewhere you'd be happy to live? The developers know that homes of this nature are poor quality and undesirable, and their D&A statement specifically states that they will avoid long corridors. Yet when you see the provisional blueprints, the majority of units at Redcatch Quarter are accessed via long east-west corridors, creating an awful combination of over-heated south-facing units, and light-deprived north-facing units. We should aim higher, and build homes where people thrive, rather than homes that do little more than tick a box against a Government objective. The only desirable homes created by this scheme will be the ones that the shareholders of Broadside Holdings buy with their £20+million profit.



The unspoken question which silently underpins the Planning Officer's report is whether the pitfalls of this scheme are justifiable *if* it saves the shopping centre. Knowle's ward councillors have accepted this value exchange seemingly without hesitation, but the majority of residents actually feel very differently and do not easily accept that the preservation of the shopping centre is worth such enormous sacrifice. The people you see stood here represent the views of over 1,300 people who have signed our petition to declare that Knowle Deserves Better than this scheme. We believe that a more moderate alternative can be found, if the developers are sufficiently motivated to explore alternative options. It's widely proven that the construction cost of tall buildings is 30-40% more expensive than building mid-rise; therefore could the viability of the scheme be improved if it's height was capped at mid-rise? (this would certainly be more compliant with the Urban Living SPD).

In the chamber on Wednesday, you will probably be told that we objectors are the noisy minority, and that most of Knowle backs the plans. This is baseless. Friends of Redcatch Park ran a completely independent survey which found that 73.5% of respondents said that they either categorically couldn't support Redcatch Quarter in any circumstances, or that their support for it is dependent on its eventual size & facilities. The Knowle Liberal Democrats generated almost identical results when



## FOCUS On Knowle

www.bristollibdems.org info@bristollibdems.org

### What you told us

Knowle residents respond to Lib Dem Survey showing there are real concerns over the latest plans and that residents want change to those plans

Well over 100 people responded to the Lib Dem Broadwalk survey where we asked you what you thought on the key elements of the proposal. You said:

- 98% of respondents believe the number of flats should be limited to 600 or less.
- Only 2% support building heights of 12 stories, 74% believe these should be limited at 6 stories.
- 83% of people supported more parking than in the current application, 2% felt that no parking was needed at all.
- 80% of respondents thought there was too great a reduction in retail and leisure space in the plans. (From 117 replies)

#### How you can have your say on May 31st

Have your view heard at the meeting by the councillors making the decision. Simply write an email to: [Democratic.services@bristol.gov.uk](mailto:Democratic.services@bristol.gov.uk)

State it is for the Wed May 31<sup>st</sup> Development Control A committee and is a public statement on the Broadwalk application (22/03924/P). Include your key concerns.

You can even attend and speak to your statement if you wish. The meeting starts at 2pm at City Hall.

You can find the paperwork for the meeting which is now published at: <https://tinyurl.com/4p8t2y9n> or go to Bristol Council website and look for the section on meetings.

**Bristol Liberal Democrats - working for you**



they polled the Ward, with 74% believing the height should be capped at 6 storeys. You can judge for yourself if we are troublesome NIMBY antagonists; or intelligent, considerate locals who have made a huge effort to understand the policy context of the scheme and have identified a long list of really worrying material considerations.

Our homes and places of work are on the line, and you are our last hope of preventing Knowle being changed for the worst, for ever. As you're debating this application, I ask you from the bottom of my heart to shut your eyes and imagine what it will be like to live in the streets closest to the scheme, deep in the shadow of this unimaginably huge development. Imagine an 8 storey wall of windows rising up immediately behind your back garden. Or imagine how it will feel to be a first-time buyer who has worked tirelessly to raise a deposit, only to discover that the housing market is so horrendously inflated that your £350k budget stretches only to a tiny, dark, single-aspect one-bedroom flat facing an inner courtyard. They deserve better, we deserve better.

**I urge you to conclude that the NPPF's tilted balance should not apply, and that fitting 850 residential units onto this site cannot be justified. Broadwalk needs redevelopment, but this scheme is entirely weighted in the interests of the developers, not the community. Knowle deserves better, and this scheme should be refused.**

**STATEMENT NUMBER B82**

Unfortunately I will not be able to attend the meeting on Wednesday, but wanted to communicate my concerns about the proposed development.

I am concerned by the height and size of the buildings planned, they will overshadow many of the surrounding residences completely and block light from their rooms and gardens. It will also impact the beautiful landscape of Redcatch Park. Having an open aspect to the park is a safety concern for families with young children and dogs, for which purpose the park is currently used frequently.

The number of flats is also concerning and absolutely unsustainable for the local area in terms of service provision-doctors, dentists and schools are not able to provide for this number of additional people.

Car parking is also an issue as there is insufficient provision included with the development and it is already difficult to park for existing residents in the area.

I cannot see how it makes sense to allow a development of this size to go ahead.

Best wishes

Heather

**STATEMENT NUMBER B83**

To Bristol Councillors

We wish to register our concern about the proposed development. While some action needs to be taken, the current plans involve too many new homes, bearing in mind that several other new homes are currently being built in the Knowle area. And there appears to be no provision for additional medical or educational facilities. Parking will also be a problem (Anyone who thinks that the new residents will not have cars is living in a fantasy-land). And a greater proportion should be affordable.

Jackie and Peter Bond

**STATEMENT NUMBER B84**

Dear BCC,

how do we know whether the developers are being truly reasonable about what is "affordable" and what isn't (as in what makes the whole project viable)? Many developers in the past seem to have been "crying wolf" as to what is truly affordable. Do we know what their profit margins are? Do we know if they are simply putting share-holders dividends before the community that is providing them with those dividends?

I have the same concerns that many have expressed about height of the building, amount of affordable housing and amount of retail, but this point has been drawn to my attention, and I would like to think that somehow the process would be open and transparent, so that we know whether the developer's profits are going to be truly reasonable,

Yours

Martin Turnbull

## STATEMENT NUMBER B85

Dear Bristol Councillors and Planners

I am writing to express my opposition to the current plans for the proposed Redcatch Quarter to replace the existing Broadwalk shopping centre. I live on Hengrove Road, just a few streets away and can see the existing centre from my bedroom window.

I like most residents in the area, accept that the current centre is past its best, and needs redevelopment for the good of the area. However, the plans as they are at 850 flats, are significantly beyond what the local area can support. It is already very difficult to get a GP appointment in the area, or to get nursery places, and this will only get worse unless the development builds in these types of social services to account for the extra 2k residents. There is no proposed increase in the level of required infrastructure to support these new residents, and with very little public transport in the area, and almost no parking proposed, the parking and traffic in the area will get significantly worse, in what is a residential area with lots of children who walk and cycle to school.

I would like to make a few points regarding the supposed democratic process of this planning development.

1. The developers have failed in their attempts at a public consultation, providing minimal information and dismissing all resident concerns. It would be impossible to point to anything on the proposed development that has changed as part of the 'consultation' process. In this regard, it is not a consultation but a presentation of this is what we are going to do and we don't care about your thoughts or opinions.

2. The developer has said that if the plans are not approved, then the site is not viable due to the price they paid for the land. What they are in effect saying, is that the residents of Knowle need to pay for their own mistake in overpaying for the site. This is not a just process, and it should not be on the residents of Knowle to suffer because of the developer's incompetence.

3. The planners have recommended that outline planning permission is given as there are no material reasons to refuse. The affordable housing provision is in direct violation of council policies, and the traffic impact assessment and local services impact are missing. These are material reasons to reject the application in its current format, and to seek something better.

The local community is mostly united in its opposition to the current scheme as it stands, but willing to work with the developers and the council to create a scheme that works for everyone.

I wholeheartedly urge you to listen to your residents who you are here to serve, and to reject the application as it stands, and demand better for Knowle and for Bristol.

Regards

David Altabev



## STATEMENT NUMBER B86 - TO WHOM IT MAY CONCERN

### Planning Committee Members

Dear Planning Committee Members

### Re: **Redevelopment of Broadwalk Shopping Centre**

My name is Wajid Darr and I am the Managing Director of Cooke Painter Ltd Solicitors of 314 Wells Road Knowle Bristol BS4 2QG.

Our Knowle office has been in situ, firstly as Barnard and Co and subsequently as Cooke Painter & Shepstone and now Cooke Painter Limited, since the late 1980's. We are a Solicitors Regulation Authority (SRA) regulated law firm specialising in private client work including residential and commercial conveyancing, wills and probate, matrimonial law and some litigation.

I am writing in support of the redevelopment of Broadwalk Shopping Centre. I believe that the current state of Broadwalk is not fit for purpose. For many years the whole of Broadwalk has contained various businesses that have come and gone, but the standard and state of the shopping centre has deteriorated substantially. In fact the whole of Broadwalk Shopping Centre and the car park attached to it is an eyesore. I have witnessed alcoholics and drug addicts, petty crime and general deterioration of the whole development, to the point that my staff feel it is an extremely poor reflection of the area and sometimes a dangerous place to walk and work in.




I support the proposals to redevelop the whole of Broadwalk Shopping Centre. I feel that the area will become more vibrant and a place of better footfall to the local area. There will be increased opportunities for local businesses like ourselves and other professionals, that is much required. The opening of various charity shops, off licences and cheap stores is detrimental to our business and other businesses on the High Street as well as Knowle. There are large shopping and business centres within a mile radius but I feel the community spirit of Knowle that once thrived many years ago needs to be rebuilt with a new development at the centre of it.

Correspondence Address: 32 Gilda Parade Wells Road Whitchurch Bristol BS14 9HY

Bristol Offices Located at:

**Knowle | Brislington | Whitchurch**

Directors: Wajid Darr LL.B (Hons) | Suzanne Henderson BA (Hons) | Helen Sandrone FCILEx

 [www.cookepainter.co.uk](http://www.cookepainter.co.uk)  0117 456 8600  [info@cookepainter.co.uk](mailto:info@cookepainter.co.uk)

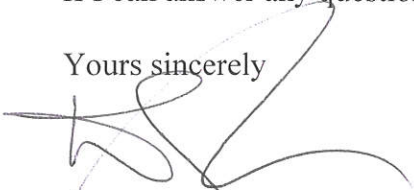
Registered in England No. 6534347 Registered Office 314 Wells Road, Knowle, Bristol, BS4 2QG  
Cooke Painter Ltd is authorised and regulated by the Solicitors Regulation Authority under number 533420

Service of Proceedings by email is not accepted

This firm is very much in support of a complete redevelopment of the Shopping Centre, despite the fact that this may affect our business and parking in the area in the short term. I feel the long term redevelopment of the area would be substantially beneficial to the whole of Knowle and the surrounding areas.

If I can answer any questions that you have, I would be delighted to oblige.

Yours sincerely



**Wajid Darr**  
**Solicitor**  
**COOKE PAINTER LIMITED**

**Cooke Painter Limited**  
**Solicitors**  
[www.cps-sols.co.uk](http://www.cps-sols.co.uk)

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## **STATEMENT NUMBER B87**

'There is no doubt that the old shopping centre is in need of modernisation, but it cannot be at the cost of an entire community. The sheer scale of this project turns our friendly community into a block, a construction site, and a completely unsupported infrastructure. My concerns as a resident are that the developers have used pictures and evidence that are several years old. Clear evidence of this is that the bus routes that are supposed to be a 'viable source of transport' are already full and parking spaces are very limited. By adding 800+ flats and only 300+ parking spaces and thereby expecting that 400+ households are going to be realistically viable on a failing bus system is beyond any logic. Instead of listening to the developers poorly painted pictures, we ask you to please have a visit and come see for yourself as our opinions currently are not being heard. You would clearly recognise that this is not supported by real evidence but is being pushed through regardless to meet housing targets. The scale of this project is highly inappropriate and unsuitable for the area. This is a project to fill the housing demands, even during one of our biggest economic crises where little to no affordable homes are being included. Please reconsider, we don't want it.'



**STATEMENT NUMBER B88**

Dear Sir / Madam,

The development of Broadwalk shopping Centre will have such a negative impact on Knowle and the community.

It will also have an immediate impact on Redcatch Park which is widely used by the local community. The Development will be overbearing on the park and upset the tranquility of the facility.

With the building of the flats, the area won't have suitable parking and the residents will encroach on the local community by taking their parking spaces.

There is also a large need to preserve the retail and leisure facilities of Knowle, not close them down!

Many people are uncomfortable with their local Councillors because they are not paying attention to the needs of the residents of Knowle, and they are not persuading the development to improve the plan.

Yours sincerely,

Nicholas Tarrant-Rossi

## **STATEMENT NUMBER 89**

Redcatch Park will be compromised by so many new residents, none of whom will have their own gardens. The park will be essential to them, but –ironically- it will be degraded by so many extra users.

The local road network is already crowded at peak times. 2000 new people means far more bikes, e-bikes and e-scooters competing for its use – it is not built for the equivalent of a large village being added to the centre of Knowle. It adds to the danger of using the roads and the pavements.

New residents will mean far more cars, which impacts on parking for older or disabled people. For them a car can be a vital lifeline, and they need to be able to park where they live.

The RPZ will end up as a tax on residents who need a car but do not have their own driveway. It acts against local businesses and service providers, driving users elsewhere. It compromises the continuance of the Broadwalk area as a ‘town centre.’

## **STATEMENT NUMBER B90**

With reference to the above planning application, the revised plan for this site has made only minor changes that do not address the concerns of the community, among which are:

- the complete overdevelopment of the site with three-storey buildings that will be out of character and size in relation to the surrounding neighbourhood
- increased traffic flow on an already busy road and at a point where the visibility is poor
- inadequate on-site parking facilities, which will lead to parking overflowing onto the surrounding streets, exacerbating the problem that has already arisen as a result of the imposition of parking charges at Oldbury Court
- degradation of the site as a hub for charities, which will result in a loss of community services
- loss of privacy and increased noise and light pollution for the surrounding houses

Bristol Charities have not listened meaningfully to the concerns of the local residents and the current users of the Vassall Centre. The objective of the revised plans seems to be how to cram as many dwellings and people onto the site as possible without taking into account the impact on the quality of life of existing local residents or the intended residents of the site.

Thank you for listening to the concerns of the local residents and deferring your decision until you had the opportunity to visit the site yourselves and judge the impact the development would have on the quality of life for those already living in the area.

Thank you,

Nancy Carlton

## STATEMENT NUMBER B91

I wish to register again my deep concern over the continued application on the above property. The whole proposed centre plans are now bigger than before and 98% of the community feel it will engulf the area. 74% of us feel that we need the centre changed but not the height as a committee it would appear you have decided on.

I feel you continue NOT to consider the local community, no plans for older residents with Bingo or younger children with Softplay facilities

As residents we are having to cope with already congested parking areas and the lack of basic amenities that would be needed for this large influx of people in the area.

The whole scheme is too big and ambitious it needs to be scaled down to a realistic level.

A development is needed but needs to be considered very carefully.

In my opinion and having lived in this area all my life, I question the following points:

1. Why do we need a cinema! You only recently shut down the one at Hengrove.
2. What privacy will residents living near the centre have?
3. Where will people park their cars especially if visiting residents?
4. What will happen to our wonderful park?
5. What about the very strong OAP community that use the BINGO site and love the realistic value food and people that they meet there?
6. Where will the doctors appear from and schools for the new population that would be introduced?
7. What new efficient transport system will be introduced?
8. Why do we need so many people in such a container area as new housing has been created in Hengrove, Hartcliffe and many houses continue to be squashed into this area?
9. How do the elderly get their food shopping when the only near food shops are a long walk away not all of us use internet or computers?

We have at present an appalling bus service, small roads due to new cycle lanes introduced which several scooter and cyclists do not use.

I really do feel that as planners you have not looked at the area in detail and considered these points, you use market research but the planners and their team did not talk to any of us who use the centre and love the areas with its variety of population.

Looking forward to our next public meeting to discuss these issues (if you have one)

Yours faithfully

Helen Brown (Ms)

## STATEMENT NUMBER B92

**Application Number 22/03924/P**

**Statement submitted by Michele Tedder**

**Hello, my name is Michele Tedder. I have lived in Knowle for thirty-five years and I am a member of Knowle Neighbourhood Planning Group.**

### **Housing Crisis and Affordable Housing**

As KNPG, we are very aware of the need for regeneration and investment in the Broadwalk centre. We also acknowledge the desperate need for more housing in the city, and we are aware that many in the community have found it really challenging to find affordable homes to buy or rent.

Adding 850 homes to Bristol's housing stock sounds great initially – but we need to critically question how this will contribute positively to the housing challenges that Bristol faces.

Throughout the consultation process, the Redcatch Quarter Development team focussed heavily on the creation of additional housing. Whilst they did not specify that the percentage of affordable housing would be any greater than the previous consented scheme (13%) we were very hopeful that it would be much more than this given the scale of the new proposals.

So, it came as quite a shock to see that only 7% affordable housing was proposed in the Planning Application. The Planning Officer's report recommends 9.8% but this still falls short and is significantly below Bristol's 30% target for major developments.

Whilst we don't doubt the complexity of the costs, it is difficult to accept that this is all that is viable in order to deliver the regeneration of the site and public realm (and to be fair the public realm already exists in the form of the park). This is such a thin response to local needs and woefully below the 30% policy requirement, it feels such a missed opportunity.

It was also a disappointment to see that the block which is intended for Social housing (block E), predominantly contains small 1 bedroom flats rather than larger family-friendly homes.

Our concerns about the paltry level of affordable housing were shared by many South Bristol Councillors who have submitted objections.

In addition, Cllr Tom Renhard – Cabinet Member for Housing – wrote a lengthy letter to the developers. He said...

*"I have concerns, and in particular, serious concerns over the lack of affordable housing in the current plans. As you know, there is a housing crisis in Bristol, with over 19,000 households now on the housing waiting list. The current offer, 7% affordable, when Bristol City Council policy is 30%, simply isn't good enough. The severity of the housing crisis in Bristol makes it difficult for me to support proposals containing such a small amount of affordable housing, relative to the total number of homes. A development of this size, while costly, will undoubtedly bring in considerable profits – enough to raise the level of affordable housing to an acceptable rate."*

We acknowledge that the viability of the scheme has been scrutinised independently, and that affordable housing has increased from 7 to 9.8% after this scrutiny.

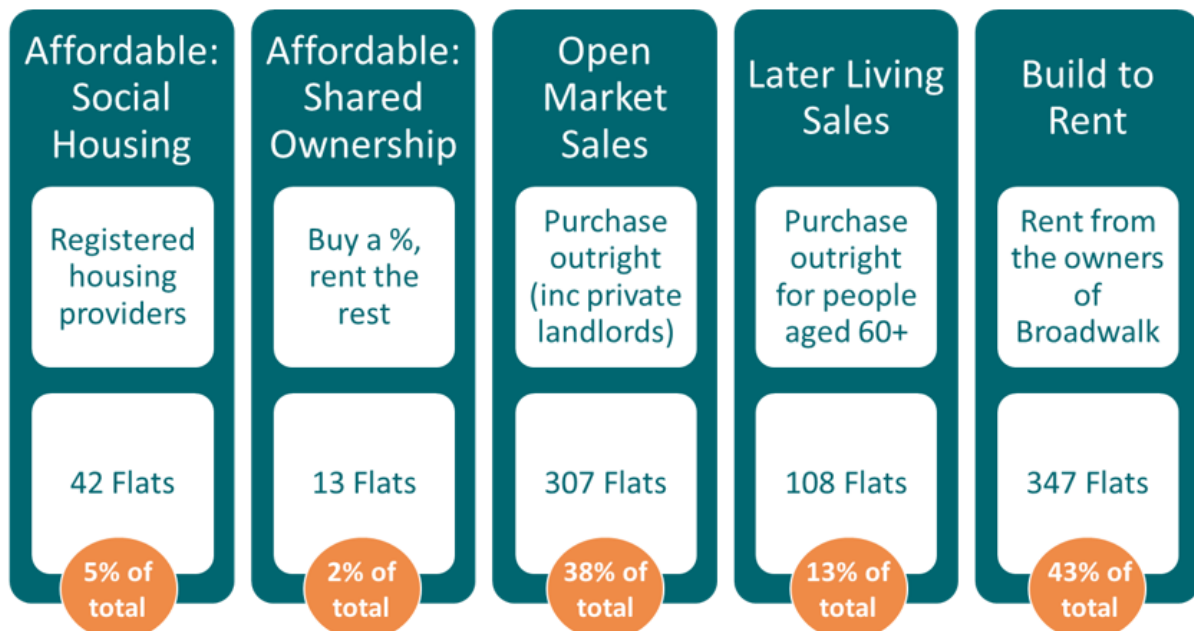
**But is this good enough?** We don't think so. Especially when the developers' original viability report clearly stated their aim to inflate local house prices by 15%. This reduction in affordable housing is not only caused by inflating building costs; in 2019 the Developers were willing to accept a 13%

profit margin, in order to get the project approved. We wonder why does this generosity no longer apply? Could it be that it has been withdrawn now that you are considering a scheme which may actually be built, rather than a scheme to get planning consent for the purpose of selling the site on.

## Tenure

Beyond the significant lack of affordable housing, the tenure of the non-affordable flats also does relatively little to directly improve Bristol's housing crisis. 43% (347 units) will be 'Build-to-rent', owned in perpetuity by the eventual owner/s of Redcatch Quarter. Rather than providing opportunities for first time buyers to get on the property ladder, this scheme will actually flood the market with high-cost rental flats which will only trap younger people in the vicious circle of being unable to save deposits for their own home. Only 38% (307 units) will actually be available on the open market, and even then, there are no guarantees that many of these 307 units won't be bought by property investors and added to the rental market.

Even a generous interpretation of this scheme would have to conclude that any contribution it makes to the local housing crisis will be via trickle-down housing provision, not direct supply.



## Quality of Homes

We also have significant concerns about the quality of the housing that is proposed at Redcatch Quarter. We were grateful to see the Planning Officer's report identify the concerning fact that 67.8% of the proposed units are single aspect. Even more concerning is that 25% are single aspect AND north facing. Despite this acknowledgement, we were perplexed to read that the Planning Officer is anticipating that this situation would be improved at reserved matters (9.54).

This scheme has already been heavily scrutinised at pre-app stage, and the resulting proposal is the Development Team's best attempt at fitting in 850 units onto the site whilst keeping 'adverse impacts' as low as possible. If there was a better way to configure 850 flats, surely it would/should have come to light by now.

In summary, 850 flats on this site - with two-thirds of them being single aspect and so many being single aspect and north facing is too many and too poor a design. Knowle deserves better.

Sadly, this scheme proves that not all homes are good homes. Recent lockdowns have magnified the impact that poorly-designed homes can have on our wellbeing and mental health, as they have the ability to make occupants feel trapped rather than protected.

If we are to truly tackle the housing crisis, we must create high quality homes of the correct tenure, even at the 'bottom' end of the market. Regrettably, we do not believe that this scheme delivers on any of these matters.

The future occupants of any development on the Broadwalk site deserve better than this.

**Councillors should turn this development proposal down and insist that the developers substantially increase the affordable housing element.**

**I urge Councillors to reject this outline Planning application and request the developers bring back alternative plans that reduce the quantum of apartments, increase the amount of affordable housing, shift the tenure mix and create better quality homes for future generations.**

## **STATEMENT NUMBER B93**

Dear Councillors

I have read a lot of information to do with the redevelopment of the Knowle Shopping Centre. I agree that the area needs some refurbishment and some updating, but I feel that the current occupants, shop and office workers may be getting a decision which adversely affects them. Some shops and offices, including Lorne Stewart, have been here for 30 years, with staff enjoying good parking and great local shops.

I have seen signs in shop windows asking the public to continue to support them, which demonstrates a great community spirit, but feel that this may be in vain, as many of the shops have now, or are considering closure. The shops have always been busy and well supported by local people and office workers. I wonder how big will the new shop floor space will be after the redevelopment.

It's a shame that the empty offices on floors 1, 2, 3 and 4 are not refurbished for office use once more, especially now that there is a clean air zone in the city centre, which attracts a fee. I am sure that a number of companies would appreciate office space outside of the clean air zone, with close links to the city centre, the City of Bath and the airport, accompanied with free parking and easy access to a multitude of shops.

I have also read that there will be affordable social housing available, but that this social housing would be segregated from the rest of the housing development. This is quite uncomfortable reading.

I look forward to the decision, but with apprehension.

Kind regards,

Mark Cox



## **STATEMENT NUMBER B94**

I wish to express my concerns with regard to the Broadwalk Planning application which I believe the committee should reject this afternoon.

The application is for a hyper dense development reaching to 12 stories and is located in a prominent location within South Bristol - easily seen from parts of my ward.

The proposal has much to praise about it - the possible (but not guaranteed) delivery of a new cinema - much needed after permission given to remove the cinema from Hengrove. New living accommodation and a new shopping centre.

A few years ago we gave permission to a development at Broadwalk which pushed the boundaries of acceptable, but many felt this was the only way to save the shopping centre. Now we have a second application pushing way beyond those boundaries and the same argument is being used.

The density level for this development is hyper-density - over 400DPH. Such density is rare in this city and unheard of outside of the city centre. The heights of the buildings and massing of this development are well beyond what we expect to see in communities outside of the city centre. The negative effect on neighbouring properties is clearly very detrimental with a loss of light in 188 neighbouring habitable windows. It is hard to think of a single application in Bristol that has so detrimentally effected its neighbours as this one does.

The proposals involve an excessive and unacceptable amount of single aspect homes. Where policy is clear that single aspect should be avoided where possible this application centres on single aspect homes with over 2/3rds being single aspect and far too many north facing. The officer report has no acceptable remedy for this.

The proposals involve an excessive loss of retail and leisure space. As a Town District Shopping Centre in the local plan any loss in retail space needs to be carefully considered. In square footage these plans nearly half the amount of retail space offered within the centre undermining its position as a destination shopping venue.

The parking provision for the retail and leisure offer is inadequate to the point that Knowle as a destination shopping centre is undermined.

I believe the committee should reject this application given its excessive and significant adverse impact on neighbouring properties through loss of light, its dominance of single aspect apartments, in breach of policy, and a failure to protect the Knowle Town Centre retail provision. This will allow the developer to go away and return with a more acceptable application.

Cllr Tim Kent

Hengrove and Whitchurch Park Ward

## STATEMENT NUMBER B95 - KNPG Statement 31<sup>st</sup> May - Town Centre Uses and the Local Economy

Hello, my name is Judy Cottrell and a member of KNPG, I was born and have lived in Knowle all my life and I understand the needs of our community.

The developers of Redcatch Quarter have talked a lot about how the retail landscape has changed since their 2018 planning application, and have pinned a lot of this change on the pandemic. Knowle is one of two designated 'Town Centres' in South Bristol, and this scheme is presented as a way to 'save' and rejuvenate the town centre facilities in the face of this new post-pandemic world.

Yet, it's "vitality and viability" is being undermined by the development proposals. The NPPF clearly states that "development should not undermine the vitality and viability of town centres" when repurposing retail land for homes.

KNPG are unconvinced about the mix of the scheme, which proposes up to 850 flats yet involves the net loss of over 5000sqm retail floorspace, over 3000sqm of leisure space, and all of the existing offices. This proposed mix is detrimental to the vitality and viability of Knowle as a Town Centre. It also doesn't make commercial sense in our opinion, as it completely eradicates the town centre uses which are currently home to some of the most valued businesses (Bingo, Snooker City & Soft Play) and focuses primarily on retail and food/bev uses, which we're often told are the types of business that are suffering the most.

The loss of the bingo hall should not be underestimated – it has huge social value for the community, providing social space for many people it is the only contact they have with people, or is the most affordable place to buy a hot meal. The new scheme offers just 1000sqm of community space - this is paltry within an overall development of 20,000sqm.

Whilst there is space for the reprovision of the existing library and dentist, there is no certainty that the dentist will come back as this is beyond the control of the planning system. The same goes for the delivery of a cinema or theatre. And even if they do, Knowle might face 4 or 5 years between the demolition of the existing facilities, and their eventual reopening.

How will non-precinct Knowle retailers (ie) retailers on the opposite stretch of the Wells Rd, also the top of Redcatch Road and the stretch of shops on Broadwalk itself) stand to survive the construction period, without the "Broadwalk" shopping centre to draw people to Knowle? Town Centre vitality is already being compromised just by talk of the redevelopment – for example Natwest is closing in July. It feels important to maintain a 'critical mass' of retail at all phases of the redevelopment of the site, to maintain even basic vitality.

The scheme offers just 1000sqm of community space - this is paltry within an overall development of 20,000sqm.

The proposed scheme also ignores the huge shift in spending power – away from the City Centre and towards local high streets – now that so many of us are working from home. Instead of stripping the site of its leisure space and offices, KNPG believe these uses should be strategically retained but reincarnated in a more relevant way (eg, co-working hot-desk space) to increase Knowle's local status as a 'destination' town centre.

Overall, it makes a mockery of Core Strategy Policies BCS7 and BCS12 which seek to maintain the vitality and viability of town centres and protect community facilities - the existing traders will be

pretty much erased by the time it is all built-out. Proportionately, this just doesn't represent genuine and balanced mixed-use development.

It is also inconsistent with Site Allocations DPD-BM7 and DPD BM8 which state "proposals involving the loss of community facilities, land or buildings will not be permitted", and with BCS1 which identifies the need for "60,000m2 of net additional office floorspace focussed on centres".

Proportionately, the Redcatch Quarter proposal just doesn't represent genuine and balanced mixed-use development.

### **Local shopping Patterns and Needs**

Beyond these very important policy concerns, we also believe that the redevelopment of Broadwalk could have equality & diversity impacts. Myself and other KNPG members recently surveyed visitors to Broadwalk. We found that...53% of the 90 people surveyed said Broadwalk is where they did their main shop, 52% were aged 55 and over and 24% of the people surveyed had mobility issues.

Additionally, of the 90 people surveyed, 51% use the community facilities and services provided (Library, Softplay and Bingo 3000 etc), of which 54% are aged 55 and over and 63% have mobility issues.

Their most-visited stores were Iceland, B&M (now closed), value-retailer Poundland, Superdrug, Lloyds Pharmacy, the charity shops and the Card Factory.

There will be an estimated additional 2000+ new residents in Knowle in the 817-850 flats, adding to the need for a thriving shopping centre. People from Filwood, Hengrove, Stockwood (and also Brislington and Totterdown) use Broadwalk as their main bus accessible shopping centre.

Of the people surveyed, 57.5 % live within 0.5 of a mile of Knowle Town Centre and 70% live within 1 mile.

The survey made it abundantly clear that Broadwalk plays a vital role in providing essential grocery shopping to older and disabled people throughout South Bristol, particularly serving areas that have a direct bus route to Knowle (eg, Filwood, Hengrove & Stockwood). Many said they didn't know where they would shop if Broadwalk didn't exist, asking "how will we manage?". They cannot even afford the bus fares to take them to an alternative shopping centre.

So, this impacts on far more people than just those who live in Knowle.

### **Demolition and Construction Period -**

Closure, demolition and rebuild of the site will take up to 6 years with shops closing in the interim.

This could leave Knowle without a significant proportion of its shops and facilities (including pharmacy services) throughout that period.

This will impact on all who currently use the Broadwalk shops and amenities, in particular non-drivers in Knowle and in nearby areas that use bus routes to Broadwalk (e.g. Stockwood).

Approving this scheme will endorse a long period of closure for the shops that so many vulnerable south Bristolians rely on. KNPG feel that someone needs to take responsibility for ensuring that alternative provision can be provided during the construction period, either by improving bus links to other grocery stores/high streets, or by devising a continuity plan using 'meanwhile' space in the

Knowle town centre area. We strongly prefer the latter option, as it may mitigate against the degradation of Knowle’s vitality and viability as a Town Centre, and would increase the chances of non-precinct businesses surviving the construction period.

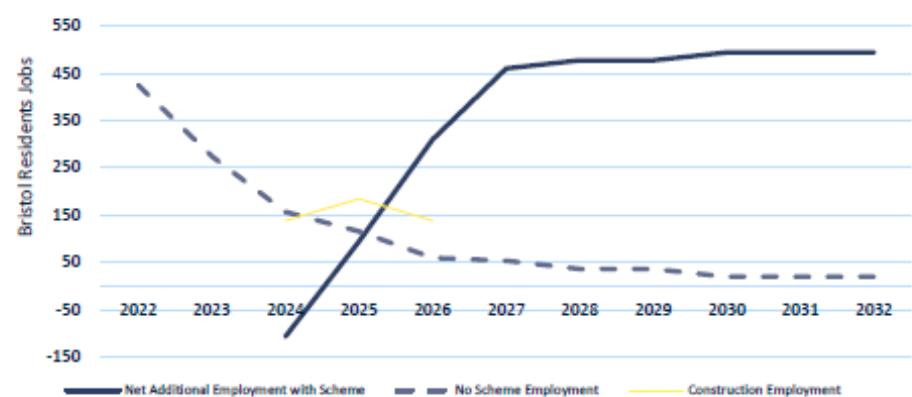
Assuming Knowle’s Town Centre can successfully navigate the construction phase, we then ask what the new shops and facilities will be like. Answers are not forthcoming, there is no retail strategy and developers have stated that they will ‘let the market decide’ which retailers move into the new development. This indifferent approach to Retail Strategy shows that the developers either don’t fully understand how important Broadwalk is to many people, or they simply don’t care. It also reveals that no continuity is proposed for the current traders. A retail strategy is needed which ensures the retail unit sizes are appropriate for the needs of their customers.

The Planning Officer’s Report repeats claims from the application about job creation and economic vitality, but we challenge that claim. The below graph – taken from their own application docs – shows that the number

of jobs at Redcatch Quarter will be very similar to the current figures. There is only a net increase of approx. 50 jobs. Also, the current staff will lose their jobs, or be redeployed to a different store.

Approving this scheme will cause significant job losses and economic hardship long before it begins to positively contribute to the local economy.

Figure 3.2 Net Additional Jobs



Source: Savills, 2022.

We also question whether the jobs and working conditions at Redcatch Quarter will be of the same quality as the current roles. There are aspirations to include a much higher volume of food & beverage outlets in the new scheme, which will create jobs that are likely to be zero-hours contracts and involve evening shift work. These jobs will likely be less desirable than the more reliable 9-5 jobs found in conventional retail. Likewise, the cessation of free parking will likely be a significant blow to working conditions at Redcatch Quarter. Will staff have to pay the full rate for parking in order to park at their workplace – especially if parking in the surrounding streets will be off limit due to an RPZ.

We all agree that the precinct at Broadwalk is outdated. It has been allowed to degrade and fall into disrepair. But can it simply be knocked down and rebuilt? Despite it’s flaws, many are still heavily dependent on Broadwalk for shopping, dentistry and healthcare. **We ask you to refuse or defer this decision until a more serious, considered conversation can be had about how Broadwalk owners will fulfil their responsibilities to their regular customers during the construction phase.**

Residents of Knowle agree Broadwalk Shopping Centre needs to be redeveloped but the proposed plan submitted needs to improve on current facilities **not** take them away.

## **STATEMENT NUMBER B96**

I am writing to express my very great concern about the planning application for Broadwalk shopping centre in Knowle:

1. The proposed 12 storey development would be totally overbearing for this suburban, predominantly two-storey area.
2. I am appalled at the proposed density level which breaks the City Council's own guidelines.
3. I am very concerned about the lack of parking provision in an area already suffering from congested residential streets.

Whilst everyone acknowledges Broadwalk needs redevelopment, there is very strong feeling locally that this proposal is too high, too dense and not suitable for Knowle. Knowle really does deserve better.

I would urge you to seek a better proposal/compromise which doesn't spoil this lovely neighbourhood.

I will be attending the meeting tomorrow and hope you will listen to what the vast majority of local residents are saying.

Sarah King

## **STATEMENT NUMBER B97**

My name is Matthew Savage I am a local retailer. I have been trading locally for more than 23 years and I also live in the same location of my shop on the Wells Road. I have fought hard in the past to protect the Broadwalk Centre.

Given the above I believe this provides me with the qualification to say that "the current proposal will only have a bigger negative impact on the local amenities, the environment and the community as a whole .....

### **1 ) Retail Offering is flawed**

The proposal for the retail offering is flawed. It is fact that since the CO-OP Supermarket left, Broadwalk Shopping Centre has been on a downward slope. In my opinion Broadwalk lost its main ingredient as a successful retail Centre. "A Destination Store/s"

The proposal suggests small eating establishments and artisan shops. Whilst these are viable businesses short term, they are not Destination venues.

Vital for any Shopping Centre is a retail offering that will draw significant footfall. The proposed scale of shopping is not sufficient.

Another Key factor is that successful Supermarkets have plenty of Free parking directly outside of the premises.

The second issue is that of Parking for customers. Parking is already under pressure everywhere in the area. Outside of my shop it is a constant problem getting on and off my driveway it continues to worsen.

### **2) Traffic & Pollution**

We have monitored the Traffic along the Wells road for many years. In the last five years this has increased 6 fold. With more and more Lorries and Commercial Vehicles using the Wells road because of Congestion charges since November, Pollution and Noise Levels have risen steeply.

Speaking as a Resident, the smell of Petrol/Diesel fumes is now constantly in the air!

Cars will increase substantially due to the proposed level of accommodation. This will also have an impact on visiting Traffic to the accommodation alone. The affect on the local infrastructure will be disastrous and negate the current requisite for carbon reduction.

I Object strongly to this Proposal

## STATEMENT NUMBER B98

Good afternoon,

I feel most strongly against the plans put forward by the development company regarding the Knowle Regeneration Development.

Yes, Knowle would benefit from regeneration but not to build for the profit of the developer with little disregard to the local community.

Knowle has a strong community and that needs to come first and foremost. I attended the meeting at Redcatch Community Centre, where we were told by Gary Hopkins that the flats would have limited parking, and tenants would need to sign an agreement declaring that they would not have a vehicle. At that same meeting we were also told by the development company that they had already paid the council a considerable amount of money already for a 5 mile radius RPZ.

1. The height of the proposed development will affect natural lighting, adding more concerns over ever increasing cost of fuel bills
2. The local Health and Education provision is stretched to the limits now. Where are the new Doctors, Dentist and Schools going to be built?
3. The amount of affordable properties and social housing is far below the Councils criteria has there been any favourable movement on this?
4. I would like to see a good range of local shops and recreation for the area that will not involve public transport

Kind regards

Barbara A Calvey

## **STATEMENT NUMBER B99**

We request that the below statement be read to the meeting:

As residents of over 30 years living in close proximity to Broadwalk shopping centre, we objected on 31st December 2022 stating the numerous ways in which this development does not comply with many of this Council's own policies. In addition, we would also like to draw attention to the recent judgement by the Planning Inspectorate on the 'Home Garden' development in Clifton.

Policies BCS21 and DM29 of the Bristol Core Strategy and Local Plan collectively require development to safeguard the amenity of existing development and to ensure an appropriate level of outlook. The planning inspectorate recently concluded that for this reason alone, Development Committee B was right to reject the Home Gardens planning application, even though there were many other good reasons to approve it.

Our home has been tested to have a reduction in both the Vertical Sky Component (VSC) and in Sunlight to windows (S2W) meaning over 33% and 22% of our windows respectively, will now not pass the minimum standards for these tests.

Our small garden -that has been a lifeline for us during periods of poor physical and mental health- will also suffer from significant reduction in light and privacy levels as a result of this development.

Existing homes like mine should be protected, and the proposed structures at Redcatch Quarter will be extremely overbearing and will significantly reduce the amenity of my property to an extent which cannot be justified by other positives of the development.

Jean and Linda Tuff



## STATEMENT NUMBER B100

### Daylight, Sunlight & Overbearing (Steph)

Mr Chairman, Councillors, my name is Stephanie Fairclough and I am writing as a member of the Broadwalk Redevelopment Community Group, and as someone who is enthusiastically building a home and family in Knowle. My husband and I bought our property after the approval of the 2019 scheme; it concerned us, but we felt it would be possible to live comfortably alongside it after completing renovations to maximise the daylight in our home. But what is proposed now is very concerning indeed, and threatens to have a much larger impact on my home and quality of life.

A consequence of the density of this scheme, is that the developers are proposing tall buildings to deliver the density that they propose. This is not inevitable – neighbourhoods in Barcelona and Paris achieve extraordinary density without going above 6 storeys – but it is a choice that the architect has decided to make. The proposals now feature 9 blocks, 4 of which are very close to or above the 103m threshold established in 2019, including two imposing 12-storey monoliths on the edge of Redcatch Park, which my house overlooks.

When it comes to height, the evidence from controlled studies spanning over 40 years (1962 -2007) (Source: Create Streets) is that they do not create healthy, happy or safe places to live...

- High rises are not optimal for children’s progress and are associated with increased behavioural problems
- High rises increase levels of anti-social behaviour
- High rises are associated with increased levels of depression and serious mental health issues
- Crime and fear of crime are greater within high rises

We also know that tall buildings can create adverse conditions at street level, particularly when they are perpendicular to the prevailing wind direction or form a canyon (both of which occur at Redcatch Quarter).

**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%
Total	85	78%	12%	11%

Source: Create Streets Research, Gifford, Vancouver Foundation

### Does this really correlate with the vibrant town centre we are trying to achieve?

But to my main point, these high-rise blocks will simply tower over the two storey houses of Ryde Road, Redcatch Road, and Hengrove Road, and threaten the sunlight that reaches our homes. The tall blocks on the other side of the site will have a similar impact on the Wells Road and Broad Walk. Redcatch Quarter will absolutely overwhelm these neighbouring streets and monopolise the south Bristol skyline for miles around.

Therefore, we strongly disagree with the officers report that there would be no unacceptable harm to existing residential amenity. The current Broadwalk building has evolved and grown in several stages over the past 50 years, with each extension further eroding the residential amenity of neighbouring properties. But Redcatch Quarter would be a step-change and its impacts go too far.

Councillors will no doubt be aware of the recent Home Gardens appeal where 5 storey blocks were dismissed for their bulky, overbearing and foreboding impact on cottages some 20 metres away. Similarly, the proposed scheme at St Christophers school has been recommended for refusal due to overbearing (amongst other issues). Our situation will be considerably worse - we will have 10 and 12 storey mansion blocks cheek by jowl with Victorian terraces. If these developments are deemed too overbearing at only 5 storeys, then why are 12 storey tower blocks 15 metres away from 2 storey homes deemed acceptable in Knowle? How can this possibly be reconciled?

The submitted Daylight and Sunlight study concludes that 188 habitable room windows (24.4%) within properties in close proximity to Redcatch Quarter will fall short of the Vertical Sky Component Test. And it has increased significantly, from just 20 in the 2019 scheme. KNPG's review of the report actually reveals that 205 windows don't meet the VSC threshold (or 273 if you include non-domestic windows. This is 26.6% of all the windows included in the study. By contrast, only one home on St Vincents Hill failed the VSC test, equating to just 2 windows, or 20% of the 20 windows assessed at #5 – #9 St Vincents Hill.

Similarly, 42 windows do not pass the 'Sunlight to Window' test (rising to 47 if non-domestic windows are included). This is equivalent to 5.5%, or 6.1% including non-domestic windows. Many, many more windows have low scores on this test, but don't quite hit the threshold ratio.

Street	% windows failing 'Vertical Sky Component (VSC)' Test	% windows failing 'Daylight Distribution (DD)' Test	% windows failing 'Sunlight to Windows (S2W)' test	% gardens with excessive overshadowing
Ryde Road (even)	27.8%	22.7%	11.1%	25.0%
Ryde Road (odd)	5.1%	Not Included in Assessment	6.8%	20.0%
Redcatch Rd: Between A37 & Ryde Road	<b>31.3%</b>	5.9%	3.1%	0.0%
Redcatch Rd: opposite car wash	<b>72.0%</b>	<b>41.2%</b>	<b>56.0%</b>	0.0%
Redcatch Rd: between Ryde Road & car wash	9.6%	<b>44.4%</b>	4.1%	0.0%
Broad Walk	<b>73.8%</b>	Not Included in Assessment	0.0%	Not Included in Assessment
Wells Rd (inc 1 Talbot Rd)	<b>36.1%</b>	Not Included in Assessment	6.7%	Not Included in Assessment
Hengrove Rd	19.4%	11.1%	6.0%	0.0%
Oakmeade Park	8.1%	Not Included in Assessment	0.0%	0.0%

A few individual properties particularly stand out...

- 9 Ryde Road, where 2 windows (#278-279) will be left with a VSC score of just 1%, due to a 2-storey house being proposed immediately next to 2 working windows.
- 36-38 Redcatch Road, where 72% of windows fail the VSC test in quite spectacular fashion (typically achieving a VSC ratio of 0.5 – 0.6, against an acceptable threshold of 0.8). For 38 Redcatch Road, 42.9% of windows also fail the Sunlight to Window test, and the Winter Sunlight to Window ratio will be less than 20%
- 298-314 Wells Road, where the entire row of buildings has a 100% failure rate for VSC
- 9-19 & 31 Broad Walk, where the entire row of buildings has a 100% failure rate for VSC
- 16 Ryde Road, where winter sunlight hours will be reduced to just 1% of available Sunlight to Windows downstairs, and 41.7% of windows will fail the Sunlight to Window test. And only 6% of

- their garden will receive 2+ hours of sunlight on the Spring Equinox (0.13 ratio)
- 31 Hengrove Road, where the Winter Sunlight to Window ratio will be less than 40%
  - 3 Ryde Road, where winter sunlight hours will be reduced to just 1% of available Sunlight to Windows at the rear of the property
  - 7 & 14 Ryde Road, where their gardens will not receive the minimum levels of sunlight on the Spring Equinox

Given the precedent set at Home Gardens, the negative impact on any one of the above properties should be sufficient to refuse this scheme. We do not understand how the Planning Officer's Report can dismiss these major fails as acceptable consequences of the development. What is the point in the BRE standards if they are going to be treated with disregard?

Whether the Developers and Planning Officer recognise it or not, the data clearly shows that the VSC outlook for a quarter of local residents will be obliterated. These homes should be protected, as no amount of mitigation can justify such permanently reduced living standards across the neighbourhood.

The impacts of poor light availability are not limited to existing homes. 25% of the new flats will be single aspect and north-facing, and we believe it is highly unlikely that these would be improved at reserved matters stage. Once the quantum of development has been accepted, the scheme will effectively be fixed. The upshot is that residents of 207 flats will live in substandard units, apparently for the sake of increased density.

Despite attempts to gloss over them, these figures objectively demonstrate that Redcatch Quarter would cause significant loss of amenity to nearby houses, on a completely unacceptable scale. The owners of these houses deserve to be protected and treated fairly. Only a significantly reduced scheme can provide this, as the extensive pre-application design process has demonstrated that there is no better way to fit 850 apartments into the 2.2 hectare footprint.

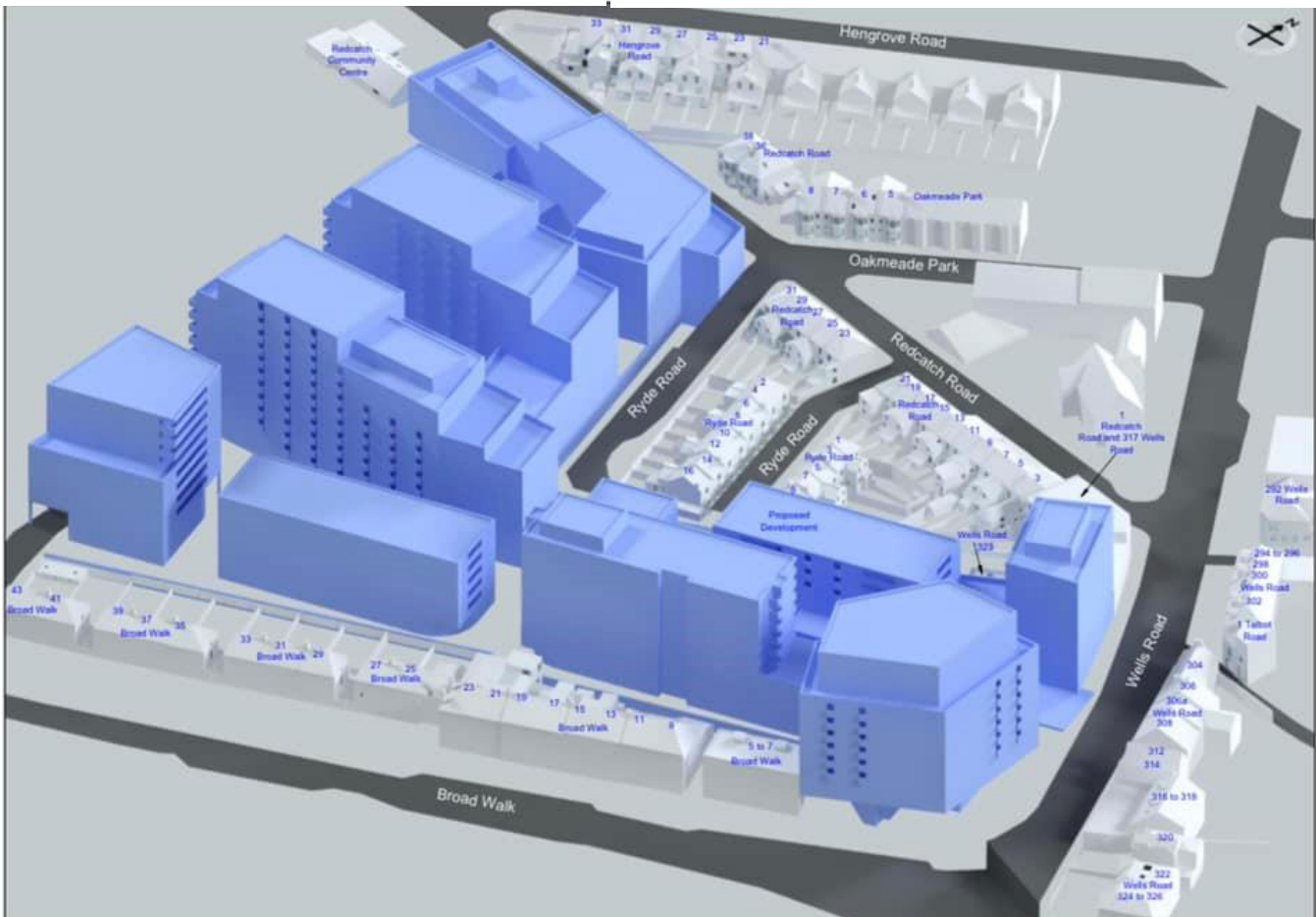
**If you still needed any more evidence that Knowle deserves better than Redcatch Quarter, I hope I have provided it. Please reject this scheme and ask the Developers to propose more appropriate height and massing that will protect and preserve the amenity of much-loved homes like mine.**



**Precedent A:** 4/5 storeys next to 2 storeys is judged as unacceptably overbearing at Home Gardens



**Precedent B:** 5 storeys next to 2/3 storeys is judged as unacceptably overbearing at St Christophers



**Broadwalk boundary junctures:** The Planning Officer's report hasn't flagged any issues with 8 storey facades sitting next to 2 storeys at Redcatch Quarter... how can the same principles not apply? The prevailing character of the area is clearly 2 storeys.

## **STATEMENT NUMBER B101**

To whom it may concern.

I would like to state a few of my reservations regarding the Planning Application referenced in the subject heading of this email message.

- The size of this development and the potential population increase to seems to be inappropriate beyond the scale and of local amenities and infrastructure, eg:
  - o GP surgeries
  - o Dental surgeries
  - o Car parking
  - o Traffic congestion
  - o Local shopping
- The proposed development height of up to 12 stories, will dwarf the remaining structures, if the plan goes ahead in its current form.
- Redcatch Park will become overlooked and hemmed in, thus harming the ambience and sense of space provided by the park, which is much valued within the local community.

While, like most local residents, I do understand the need for some level of redevelopment, but I am far from sure that the current proposals fit the bill? It is difficult to see development of the proposed scale not having a detrimental affect on the local area and it's community.

Yours Sincerely.

Mr Bismark Tackie

## STATEMENT NUMBER B102

I would ask the committee to know that in agreeing the current mixed development you are putting your name to proposals that:

- With up to 6 years loss of facilities, the shopping centre plans leave unacceptable low levels of permanent job creation/ employment to a designated town centre. (paragraph 81 NPPF)
- The proposals fail in improvements as to how the character and quality of Knowle functions as a town centre. Core Strategy BCS7 & BCS12
- If density exceeds guidelines and overshadowing has 360 degree impact the proposals do not enhance the local environment and landscape of the community. (paragraph 176 NPPF)
- The proposals breach guidelines on density and overshadowing. We ask for 18 metre height limit and 400 unit build. (Urban Living SPD)
- The % of affordable homes is inadequate. (possible breach paragraph 63 NPPF)
- The proposals fails to meet the needs of its present well-being in our community as community appropriate leisure facilities will be lost.
- The proposals fail to demonstrate how the level of proposed density enables future generations to meet their own needs.
- Research statistics show the elderly, those with mobility issues are negatively impacted by the development proposals and timeframes.
- More information is needed on the impact of air-flow, winds and temperature change on local streets and Redcatch Park.

The current proposals and design do not merit breaching guidelines.

We require a proposal that is right for the community and town centre of Knowle.

As elected representatives, how can you agree this development until you satisfy these concerns/breaches?

Kate Byers – Resident.

### **STATEMENT NUMBER B103**

As a local resident and regular user of both Broadwalk shopping centre and Redcatch Park I strongly object to the proposed plans. I support the need for more housing and for the redevelopment of the current site but my overall objection is to the proposed size both of buildings and density.

To avoid repetition from others I strongly support the statements of both Knowle Planning Group (I am not a member) and Iceland. Specifically my concerns are

1. The proposed 10 and 12 storey buildings are far too high both aesthetically but, more importantly, in the adverse effect on the surrounding residential properties. In particular the residents of Ryde Road and Redcatch Road will be in shadow for most of the morning and suffer loss of sunlight and daylight for most of the day.
2. Only 7% affordable housing which ignores the Council policy of 30% affordable housing. Why have policy at all if it is going to be ignored, especially to such an extent?
3. There is no detail regarding the size (e.g. number and size of rooms in different types of apartments) but the estimated density of 2000 residents is also not in line with Council policy.
4. There is insufficient car parking for apartment residents which will have a knock on effect for existing residents, many of whom have no option but to park in the road due to the type of housing (e.g. terracing).
5. The potential effect of the building height and size as well as the 'open plan' street design leading directly onto Redcatch Park of shadow, noise, loss of trees, disturbance etc on the qualities of peace and tranquillity so valued by park users. The park should not be seen as an integral part of the development.
6. The apparent lack of children's play areas within the development itself.

**STATEMENT NUMBER B104**

Hi

I am unable to be at the meeting at City Hall tomorrow regarding the redevelopment of Broadwalk Shopping Centre in Knowle.

However, as a local, I'd like to be clear that I am NOT in support of the current plans.

This is due to concerns about the impact of having a vastly taller, larger building with a large influx of new residents with no consideration for the local infrastructure including issues like GP access, parking, public transport.

Regards

Ruth Dawson



Dear committee, **STATEMENT NUMBER B105**

I am writing to express my concerns about the Redcatch Quarter development project. As a resident of the area, I have been following the project closely and I would like to put forward the following statement seen below to be read at the committee meeting with the others. Thank you for your consideration.

You want to create more homes - "The new heart of Knowle" but I ask you: what about the homes and hearts that would be wrecked whilst making our community a construction site?

Although the plans of creating a sustainable, eco-friendly community on the surface sound great, the current plans are completely ignorant towards the current residents of Knowle.

Living next to a construction site has been proven to cause major negative health impacts including an increase in stress, anxiety and general health conditions.

Demolitions and constructions heavily affect air and water pollution in the area. Long-time exposure to conduction dust has been shown to deeply penetrate the lungs and cause a wide range of health problems including respiratory illness, asthma, bronchitis and cancer. As an asthmatic myself I feel really worried about this. My partner and I live right outside the back of the shopping centre and even opening a window could enhance my and others' breathing difficulties. And a stroll in our lovely park to get some fresh air would become a walk inhaling dust and dangerous particles.

The noise is unbearable. Since the pandemic, more people than ever are working from home. As an actor and voice actor myself I am highly reliable in a silent environment in order to do my job and the daily noise would disrupt my and others' work environment significantly. Moreover, children in schools are relying on peaceful surroundings to focus in school, healthcare workers need sleep during the day and so many other areas would be affected.

If this isn't enough arguments, exposure to excessive noise can cause tinnitus, hearing loss, high blood pressure, sleep disturbance and extreme stress. This is not only for the people but for nature too as research has shown that construction sites disturb habitats and their behaviours. This means that not only would you harm the people, but you'd also be chasing natural habitats and animals away for years too.

In conclusion, I beg you to reconsider this project for the sake of the people and nature of Knowle's well-being.

Please, don't destroy a community in order to create a new one. Because how are we going to enjoy our community park during at least three years of construction? How will we live through three years of disturbance whilst our sunlight, clean air and sanity are removed? And who is going to take care of us to heal when 2000+ people are introduced into an infrastructure that does not support this growth?

Lastly, we moved to Knowle to come away from the noise of city life, we don't need this massive change. This new heart of Knowle you want to create - it's one made of shattered pieces of the current residents' hearts. But it doesn't have to be that way. You could delay this project and we could collaborate and find a solution that would be beneficial for all that does not involve demolishing and disrupting the lives of current residents and businesses in our neighbourhood.

Sincerely,

Felicia Bodin - Resident of Redcatch Road 1

**STATEMENT NUMBER B106**

Hi, I am a Knowle resident and would like to submit my feedback on the broadwalk development ahead of the meeting tomorrow.

I am all for the redevelopment. It's absolutely needed. But the current plan is, quickly frankly, ridiculous!

Too high and blocking natural light for a number of nearby houses

Too many flats proposed with not enough parking

No consideration for local amenities. The dentist is already not accepting nhs patients and the doctors are overwhelmed.

Not enough retail space. Reducing opportunity for local business

Please consider these factors and the local residents when making decisions on our future.

Many thanks

Jude Adams