

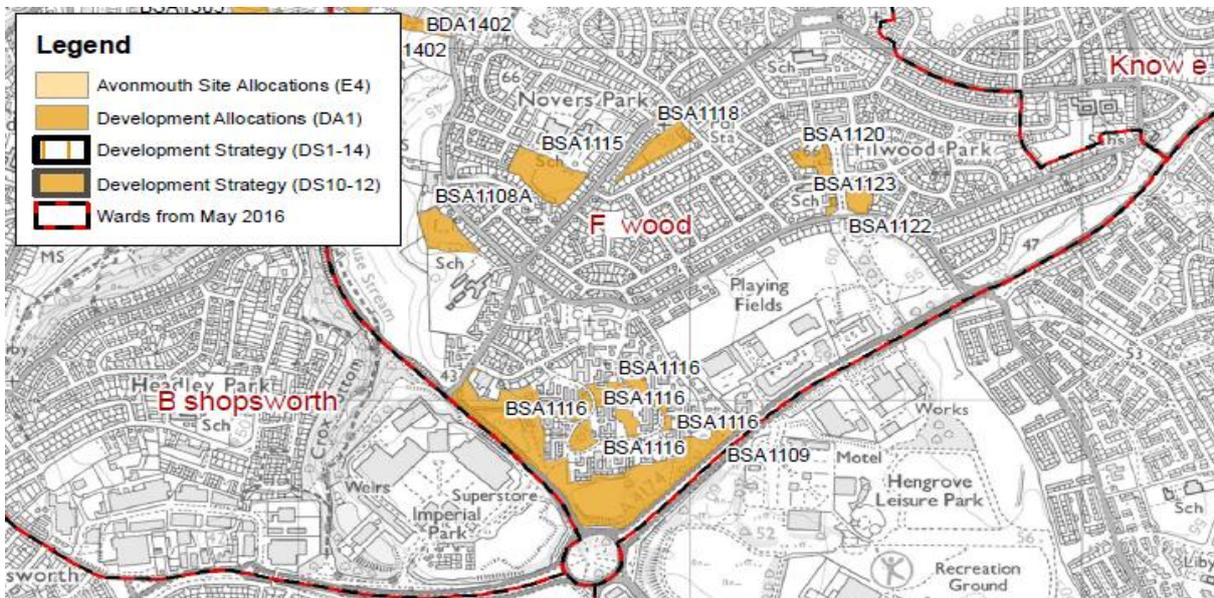
# Bristol Local Plan Examination in Public – Individual Site Allocations

Site Allocations at Inns Court – Land adjoining  
Hartcliffe Way and Hengrove Way. BSA 1109.

Statement by Knowle West Regeneration  
Residents Planning Group/Knowle West  
Future Representation No 373

Contribution to discussion on Question 17.3  
on the above site.

7<sup>th</sup> March 2025



Extract from EXA024c Part 2, showing location of BSA1109. Copyright Bristol City Council.

## 1 Summary of Position

### Is the amount of development proposed for each site justified having regard to any constraints?

1 The amount of development proposed for this site is not justified due to the constraint of part of the area having a Youth Zone (known as 224) under construction on it which is due for completion in Spring 2026.

2 We propose that the area available for development for this site should be reduced in the site allocation description and on the related plan to exclude the footprint of the Youth Zone. The Youth Zone obtained planning permission in June 2023 (22/0345/F - <https://tinyurl.com/2vcjcxrb> ).

3 We propose that the amount of development proposed for this site should be significantly reduced due to the change of area available for development; and a change made in line with this to the site allocation description.

Evidence is provided below to support this position.

## 2 Background

The Knowle West Regeneration Residents Group (RPG) is a group of local residents and others, who provide advice in relation to consultations and planning applications to local groups; coordinates responses to planning policy documents; and provides training for local residents on how to get involved in the planning process. It is a registered group with the Bristol Neighbourhood Planning Network (<http://www.bristolnbn.net/> ).

Knowle West Future (KWF) is a forum for all those involved in the Knowle West Regeneration Framework so that they can update forum members on what they are doing, so that members are better informed. It also provides a platform for discussing issues of importance to the future of the Regeneration Area.

## 3 Description of BSA 1109 in Publication Version of Local Plan Annex Development Allocations (November 2023)

The plot is described in the above document (CSD002 Page 120 and 121) as follows:

### “Site address/location:

Land adjoining Hartcliffe Way and Hengrove Way, Inn’s Court

### Site description:

The land is presently undeveloped

### Site area:

8.8 hectares

**Proposed allocation:**

Housing

**Reasons for allocation:**

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Development considerations:

**Development should:**

integrate housing with existing and new development at Inn's Court;

consider the relationship with and links to the development of adjacent site BSA1116;

retain good vehicular, cycle and pedestrian links to the neighbourhood;

create a link with Wills Way to allow better pedestrian and cycle movement across, to and from Inn's Court;

be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;

maintain or strengthen the integrity and connectivity of the Wildlife Network;

face onto the adjoining open space;

address noise issues from Hartcliffe Way and Hengrove Way;

be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;

be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

There is a planning permission (22/02345/F) on part of the site for a Youth Zone facility including a 5 a-side (Multi Use Games Area) pitch.

The estimated number of homes for the whole of site BSA1109 is 430 (*Site Allocations and Development Management Policies Local Plan July 2014*).

We would draw the Examination's attention to the fact, that the area for development and capacity for homes mentioned here is the same as in the 2014 Site Allocations document.

#### **4 Description of BSA1109 in Strategic Housing Land Availability Assessment (April 2024)**

The plot is described in the above document (EVEH01 Pages 131 and 132) as follows:

**“BSA1109: Land adjoining Hartcliffe Way and Hengrove Way, Inn’s Court**

Ward: Filwood

##### **Site Description**

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The land is presently undeveloped.

The site has direct access from Inns Court Drive.

##### **Key Constraints**

- The site is marginally affected by areas at risk of surface water flooding.

##### **Site Information**

**Site area:** 8.8 ha **Suitable for:** Housing **Density area:** Suburban (65dph) **Theoretical capacity:** 572 homes **Assessed capacity:** 430 homes

The lower assessed capacity reflects the particular complexities of the site including its unusual shape and configuration and its close relationship with existing dwellings.

Part of the site has a non-residential planning permission for a youth zone facility which, if built, will further affect its residential capacity.”

We would draw the Examination’s attention to the fact that the area for development and capacity for homes mentioned here is the same as in the 2014 Site Allocations document.

#### **5 BSA 1109 in Brief Responses to main issues raised in representations (July 2024)**

The City Council responded to our representation in the Brief Response document (EXA001 Page 367) that “no modification suggested”.

By July 2024 the Youth Zone had received planning permission.

## 6 Actual status of BSA 1109 on 18<sup>th</sup> February 2025

The Youth Zone is currently under construction.



Youth Zone construction site general view – December 2024. L Wyatt

The Youth Zone is due to open in the spring of 2026

(<https://www.onsideyouthzones.org/news/supporters-celebrate-groundbreaking-on-224-youth-zone-site/> )

## 7 Conclusions

Considering the evidence above, the Residents Planning Group and Knowle West Future ask that due to the presence of the Youth Zone the site description and plan should be modified so that the area available for development is reduced; and the amount of development proposed is significantly reduced.

Word Count: 962 All websites accessed 18 February 2025