

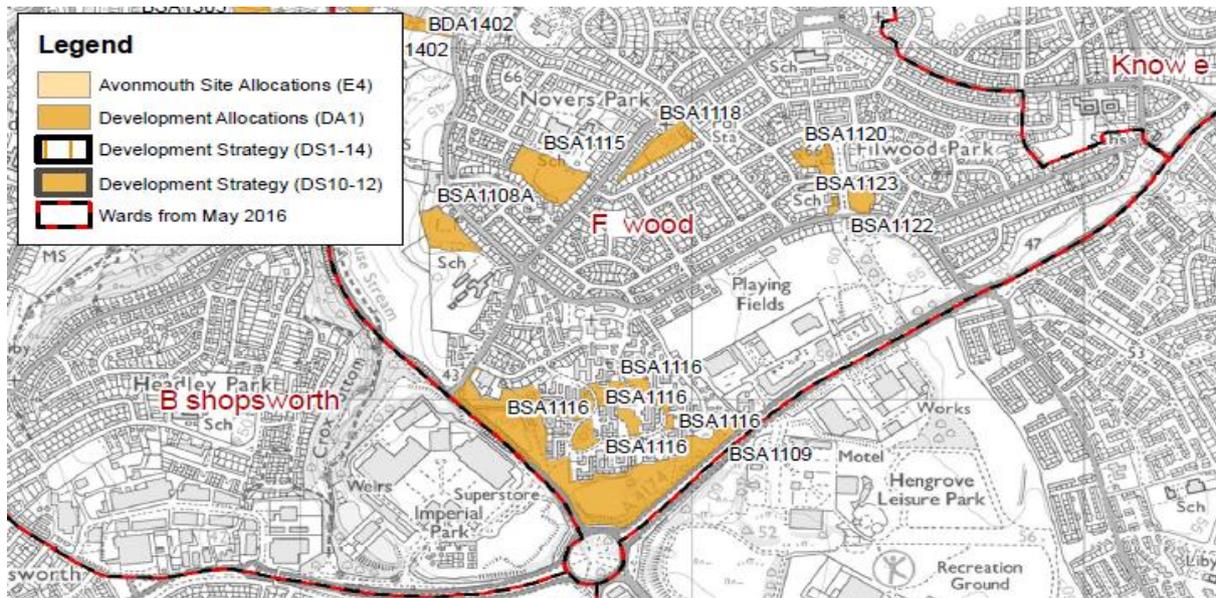
# Bristol Local Plan Examination in Public – Individual Site Allocations

Site Allocations at Filwood Broadway – Land  
and buildings between 2 and 20 Filwood  
Broadway. BSA 1120.

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 BSA1120. Copyright Bristol City Council.

## **1 Summary of Position**

We call on the City Council to provide a statement to the Examination which covers the Representations made on the site on Filwood Broadway covered in the Local Plan Development Allocations, including this one; and for a response on the issues raised by the Representations. The purpose is to ensure that there is a fair and equitable treatment of our and others concerns by the Examination. See evidence relating to the Initial Response document EXA001 below.

### **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 constraints of construction on part of it (known as The Cinema Site, or 18 to 20 Filwood Broadway). Planning Permission for this development was granted in 2023 (Application number 22/03536/FB – Decision published 10 March 2023 - <https://tinyurl.com/bdd3fh8z> ).

2 The amount of development proposed for this site is not justified due to the constraints of an existing planning application on 4 – 16 Filwood Broadway (Westside) (24/04513/FB - <https://tinyurl.com/5n94t2fu> ).

3 We ask that the site should either be excluded from the Local Plan Site Allocations; or the section related to the Cinema Site removed from the description and the remainder described as in the above planning application.

4 We ask that the site description does not include reference to 2 Filwood Broadway, we believe that the Convent is outside of the red line boundary for this site.

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 1120 in Publication Version of Local Plan Annex Development Allocations (November 2023)**

The plot is described in the above document (CSD002 Page 128 and 129) as follows:

**“Site address/location:**

Land and buildings between 2 to 20 Filwood Broadway

**Site description:**

The site comprises commercial premises, some cleared, and undeveloped land to the rear

**Site area:**

0.6 hectares

**Proposed allocation:**

Retail/Business/Housing

**Reasons for allocation:**

The Knowle West Regeneration Framework process identified this site as suitable for mixed retail, business and housing development that caters for the needs of local people and provides a convenience foodstore.

**Development considerations:**

Development should:

contribute towards the implementation of public realm improvements along the full length of Filwood Broadway, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;

be designed so that the buildings fronting Filwood Broadway reflect the existing context of Filwood Broadway, including building line and building heights;

be designed to safeguard the amenity of neighbouring residential properties;

provide active ground floor uses where it fronts onto Filwood Broadway;

ensure the off-street shoppers car park is well connected to Filwood Broadway with strong and safe pedestrian links.

The development would be expected to include 1,000m<sup>2</sup> (net) of convenience retail floorspace.

**Estimated capacity**

Estimated capacity of 20 homes.”

#### **4 Description of BSA1120 in Strategic Housing Land Availability Assessment (April 2024)**

The plot is described in the above document (EVEH01 Page 137 and 138) as follows:

##### **“BSA1120: Land and buildings between 2 to 20 Filwood Broadway**

Ward: Filwood

##### **Site Description**

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

The site comprises commercial premises, some cleared, and undeveloped land to the rear.

The site has direct access from Filwood Broadway.

##### **Key Constraints**

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

##### **Site Information**

**Site area:** 0.6 ha **Suitable for:** Retail/Business/Housing **Density area:** Suburban priority (85dph) **Theoretical capacity:** 51 homes **Assessed capacity:** 20 homes

The lower assessed capacity reflects the particular complexities of the site including its shape, close relationship with existing dwellings and the adopted allocation which includes the potential for retail/business use.

##### **Trajectory**

As at April 2023, 82% the site had already been developed or had planning permission.

18% of the site capacity, comprising 4 homes, remains available and is expected to come forward from Year 6 onward”

#### **5 Description of BSA 1120 in Brief Responses to main issues raised in representations (July 2024)**

The plot is not covered in the document at all (EXA001).

The plot should have been covered there with a response from the City Council.

Plots such as BSA 1115 and 1118 which are also in the Filwood ward, and are also in construction were covered.

## 6 Actual status of BSA 1120 on 18<sup>th</sup> February 2025

The Cinema Site is currently under construction



Photograph of the "Cinema site" February 2025. L Wyatt

Status of Planning Application for 4 to 16 Filwood Broadway (Westside) is that it is Pending Consideration.

It is not clear to the Group why developments such as the Boatyard on the Bath Road (located on the opposite side of Totterdown Bridge from BDA3401) which is also under construction and yet to be completed, should not be included in Local Plan, while the Cinema Site is included.

Map of location of Boatyard development – located under the "1" of 3401.



Extract from EXA024c Part 2. Copyright Bristol City Council.



Boatyard Development June 2024. L Wyatt

It should also be noted that a similar situation occurs with BSA1115 and BSA1118 both of which are under construction. Similar representations have been made on those sites by the Residents Planning Group and Knowle West Future in January 2024.

2 Filwood Broadway, which is included in the original and current Site Allocation description, is in fact outside of the Site Red Line boundary. References to that address and land holding should be removed.

## **7 Conclusions**

Considering the evidence above, the Residents Planning Group/Knowle West Future believe that the plot should either be removed from the Local Plan; or amended to cover only 4 to 16 Filwood Broadway (Westside) in line with the Planning Application.

Word Count: 1134 All websites accessed 18 February 2025