

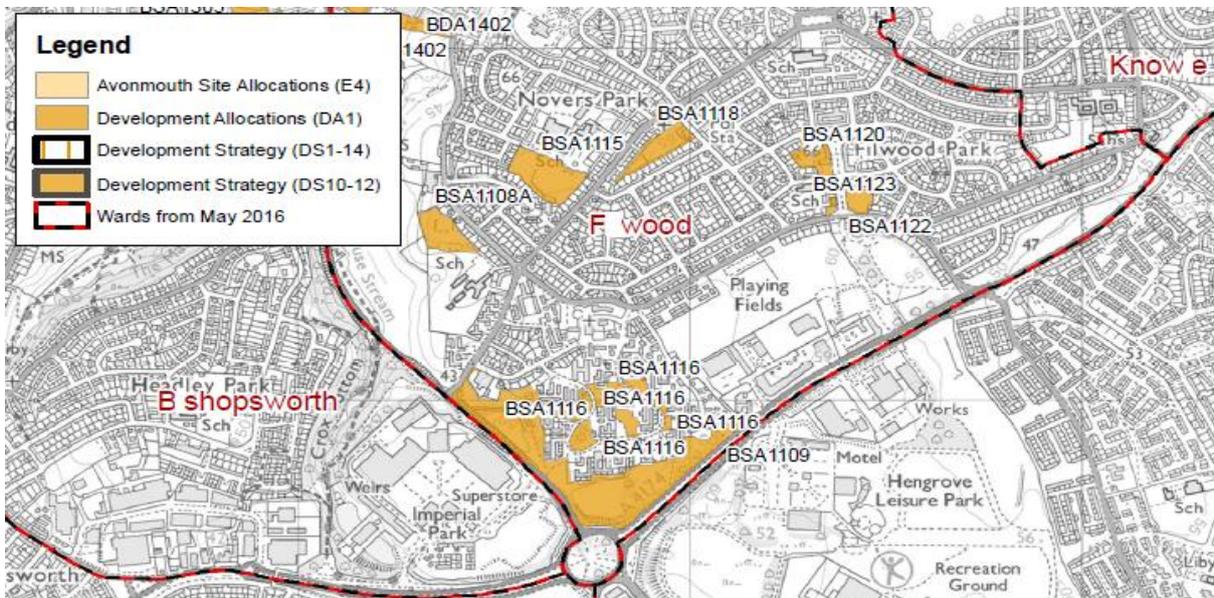
Bristol Local Plan Examination in Public – Individual Site Allocations

Site Allocations at Filwood Broadway. Sports Court and Former Swimming Pool BSA 1122.

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

Contribution to discussion on Issue 17.1 on the above site.

7th March 2025



Extract from EXA024c Part 2, showing location of BSA1122. Copyright Bristol City Council.

1 Summary of Position

We call on the City Council to provide a statement for the Examination which covers the Representations made on the sites on the Filwood Broadway covered by Local Plan Development Allocations including this one; and for a response on the issues raised. 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.

Whether the individual allocations are justified, consistent with national policy and the development requirements be effective in securing a sustainable form of development?

1 We propose a modification to the site allocation description to include “business, retail, housing, green space and energy centre”. This is consistent with national policy and would be a sustainable form of development.

2 The modification is based in part on the existing site description; and on the Knowle West Regeneration Framework Investment Principles 2012; with the addition of green space.

3 The modification should enable a sustainable pattern of development.

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 1122 in Publication Version of Local Plan Annex Development Allocations (November 2023)

The plot is described in the above document (CSD002 Page 130 and 131) as follows:

“Site address/location:

Sports court and former swimming pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction

Site description:

The site comprises cleared land last used for commercial premises

Site area:

0.5 hectares

Proposed allocation:

Business/Retail/Housing

Reasons for allocation:

The Knowle West Regeneration Framework process identified this site as suitable for business, retail and housing.

Development considerations:

Development should:

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

be designed to safeguard the amenity of neighbouring residential properties;

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

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

ensure retail use is limited to small scale retail facilities.

Estimated capacity

Estimated capacity of 35 homes.”

4 Description of BSA1122 in Strategic Housing Land Availability Assessment (April 2024)

The site is described in the above document (EVEH01 Page 39) as follows:

“BSA1122: Sports court and former swimming pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction

Ward: Filwood

Site Description

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

The site comprises cleared land last used for commercial premises.

The site has direct access from Filwood Broadway.

Key Constraints

- The site has no known constraints.

Site Information

Site area: 0.5 ha

Suitable for: Retail/Business/Housing

Density area: Suburban priority (85dph)

Theoretical capacity: 43 homes

Assessed capacity: 35 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward."

5 Coverage of BSA 1122 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 along with a response from the City Council.

6 Evidence to support a change to the description of the proposed development at site BSA 1122.

The Residents Planning Group and Knowle West Future are not seeking to unnecessarily restrict the ability of this site to be redeveloped. They are concerned that the current description constrains the potential uses of the site, which may in the longer term create a less sustainable form of development. The proposed alternative description allows more types of development to potentially emerge.

There had been interest in developing the site for only housing, but that proposal has been withdrawn, therefore there is an opportunity for a new look at this plot.

It should be noted that the Knowle West Regeneration Framework Plan (EXA014) shows the area highlighted for homes with some businesses.

The proposed change includes some uses which are already in the current Development Site Allocation description (business, retail, housing), but also includes a use proposed for Filwood Broadway from the Knowle West Regeneration Framework Investment Principles, which is not included in the descriptions of other sites in the Development Allocations, or other projects in, Filwood Broadway (eg: energy centre).

The Knowle West Regeneration Framework Investment Principles (<https://www.bristol.gov.uk/files/documents/3483-kwrf-investment-principles-handout-2/file> - Pages 13 and 14 for Filwood Broadway) we understand are part of the Knowle West Regeneration Framework approved in 2012.

Green space is included to ensure that within the development there is access to an area where there is an opportunity for people to experience a different type of environment from the buildings around them.

The National Planning Policy Framework (September 2023) asks for benefits to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across economic, social and environment objectives. Additionally, plans should promote a sustainable pattern of development (Section 2, Paragraph 11).

This proposed modification helps achieve this as the plot covers the economic (business, retail), social (housing) and environmental (energy centre and green space) objectives.

7 Conclusions

Considering the evidence above, the Residents Planning Group and Knowle West Future believe that the Site description should be modified as above to enable a number of wider potential uses of the land so that the Site contributes to a sustainable pattern of development.

Word Count: 1106 All websites accessed 18 February 2025