

Update on Development Proposals in Knowle West

Information provided by Bristol City Council (BCC) and correct at time of publication (April 2024)



Old cinema site, former garage and land behind Filwood Broadway

Developer: Bristol City Council (BCC) - Housing Revenue Account (HRA)

Proposal for 30 council homes (Affordable Housing*) and community/commercial space (details tbc).

Planning consent was obtained at Planning Committee on 18th January 2023 (planning reference number – 22/03536/FB) for 30 affordable homes. Wring Group Ltd. completed the demolition of the main structure of the cinema on 8th May 2023. This included; asbestos removal, installation of a steel support system to the party wall and removal of internal walls, balcony etc.

BCC is currently finalising the procurement of the construction contractor and further detailed design and discharging of pre-commencement planning conditions is currently underway. Commencement of the development is anticipated start in late Spring 2024.

Former Swimming Pool on Filwood Broadway

Developer: LiveWest

A planning application was submitted by Live West in 2021 for 29 affordable homes. The application was subsequently withdrawn in late 2023 and BCC are now considering the alternative delivery options for this site which maintain the approach for an affordable housing-led scheme.

The council is in the process of re-providing the on-site Multi Use Games Area (MUGA). There is an in-principal agreement to construct a MUGA at Filwood playing fields, between the Filwood Park Community Hub and Football pitch. The MUGA planning application was approved at Development Control Committee in January 2024 (Planning Reference: 23/03423/FB). The next steps are to procure a design and build contractor and hold further detailed design engagement with local youth groups, with an anticipated start on site in late spring 2024.

Other Filwood Broadway key priority change projects:

Public realm: RECREATE FILWOOD

Bristol City Council (BCC) has been working closely with Filwood Broadway Working Group and Public Realm Working Group on the new high street design since early 2022. Over the summer of 2023, BCC took these designs to Knowle West Fest and a Public Realm Virtual Reality and Line-Marking event at Filwood Broadway in September. This enabled the community to visualise the new road layout and share thoughts and ideas about the proposed 'market square'. Following further engagement, designs are at an advanced stage and the next step is to progress the quality assurance and road safety process before construction can start on site in late 2024.

High Streets Recovery Initiative

Following local engagement on the High Street Recovery initiative, the £144,624 of funding was allocated to the Filwood Broadway Children's Play Park improvements and number of seasonal events, including Knowle West Fest which took place on Saturday 5th August 2023.

The new Filwood Broadway Children's Play Park was completed in November 2023, with children from Christ the King School opening the new facility.

Kingswear

Developer: BCC HRA

Planning approved for 34 Affordable Homes* - council owned houses with a mix of rent and shared ownership (reference 21/00824/FB) in March 2022. RIBA Stage 4a design commenced and have required additional ground investigations which has identified the requirement for additional works to the upper retaining wall, and funding options for this are being explored.

Though the project has been on hold due to the unforeseen works required, BCC will shortly be commencing the procurement process for a contractor with a view to commencing work on this site later in 2024.



Leinster Avenue

Developer: BCC HRA

Planning has been granted (reference 20/03297/F) for 71 council homes (all Affordable Housing*). RIBA Stage 4a design is complete and BCC has appointed the construction contractor. Work is underway to finalise the discharge of the pre-commencement planning conditions ahead of an anticipated start on site in Spring 2024.

Marshall Walk, Inns Court

Developer: BCC

Plans for 12 new apartments, one bed, one person, for “move on” housing for people in temporary accommodation. Planning permission was granted in July 2022 and a construction contractor has been appointed. BCC has been working with the contractor to discharge the pre-commencement planning conditions and recently started on site in March 2024.

Novers Hill

Developer: Goram Homes

Goram Homes plans to develop around 50 homes on the old school site near Belstone Walk, at least half of which will be for council-owned housing. Bristol City Council reduced the number of homes proposed for its land around Novers Hill site in 2022, and Goram Homes is now focused on regenerating this smaller brownfield site only.

Goram Homes ran a successful design competition last year in partnership with Bristol Housing Festival, and the competition panel unanimously chose an eco-focused design from gcp architects. Community representatives and ‘Friends of the Western Slopes and Novers Hill’ were part of this panel, and Goram Homes will continue to work with local people as the project develops. The team is now looking for a development partner and intends to submit a planning application before April 2025.

Novers Hill

Developer: Lovell Homes

Lovell Homes submitted a full application for 157 homes on the privately owned part of the site on 1 October 2021. The application was refused on 31st August 2023. Further details on the grounds for refusal are provided on the council’s planning portal reference 21/05164/F.

Airport Road

Developer: Boklok

Building 173 homes of which 79 are considered Affordable Housing*. Bristol City Council has purchased additional affordable housing units making the scheme 45 per cent Affordable* (to include social rent). The site is due to be fully complete later in 2024.

South Bristol Youth Zone

Developers: BCC & OnSide

Planning consent for the new Youth Zone was obtained in June 2022 (ref 22/02345/F) and work has since been underway to procure a construction contractor and conduct further engagement with the local community. Works on the temporary access road were due to start in March 2024, which will enable construction of the Youth Zone to start on site in late Spring 2024. Youth Moves have continued to work with young people who will support the design of the build and have come up with a name and brand which will be ‘224’ (stands for Today, Tomorrow, Forever). Completion of the Youth Zone is planned for summer / autumn 2025.

Broad Plain

Developer: Curo

Plans for 47 new homes (all Affordable Housing* - shared ownership and social rent).

Planning application approved in February 2022 following completion of Planning Agreement (ref 21/00816/F).

Planning applications can be found via Bristol City Council planning portal: www.pa.bristol.gov.uk To find out more about progress in the area and the role of the Knowle West Regeneration Framework visit: www.bristol.gov.uk/housing/knowle-west-regeneration-framework

* **Affordable Housing** is a term for houses that are outside of the standard market rate. It can include social rented housing, shared ownership and other similar schemes.

* **Biodiversity Net Gain** is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was before.

