

Update on Development Proposals in Knowle West

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



Old cinema site, former garage and land behind Filwood Broadway

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

Proposal for 30 affordable* homes (24 social rent council homes and 6 shared ownership homes) and community/commercial space.

Planning consent was obtained at Planning Committee on 18 January 2023 (planning reference number – 22/03536/FB).

Enabling on-site activity has started, with the main construction programme starting this month (November).

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 The application was subsequently withdrawn in late 2023 and BCC are now considering the alternative delivery options for this site which maintain the approach for an affordable housing-led scheme.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) at Filwood Playing Fields. The MUGA planning application was approved at Development Control Committee in January 2024 (Planning Reference: 23/03423/FB). Construction of the new MUGA is on hold whilst the council works collaboratively with the landowner Fields in Trust to incorporate the MUGA into future improvement plans for the wider playing fields.

Construction is now expected later in 2025, and the council will be conducting maintenance works and improvements to the existing MUGA at Filwood Broadway in the meantime.

Current Library on Filwood Broadway

The Filwood Library site was allocated for a future housing development in the Filwood Broadway Framework. Once funding is set out for pre-planning work, the council and a design team will consider specific site constraints and opportunities for a housing-led scheme to be brought forward once the library has relocated to Filwood Community Centre.

Other Filwood Broadway key priority change projects:

Public realm: re:CREATE FILWOOD

BCC has been working closely with Filwood Broadway Working Group and Public Realm Working Group on the new high street design since early 2022. Designs are at an advanced stage and the next step is to finalise the design quality assurance process and appoint a contractor before construction can start on site in early 2025.

A Traffic Regulation Order advertising the proposed changes to the road layout and parking will be open for public review and comment via the BCC website in 2025.

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 has required additional ground investigations which identified the requirement for additional works to the upper retaining wall, and funding options for this are being explored. The project is currently on hold due to unforeseen works required.

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 being undertaken and BCC has appointed the construction contractor. BCC has been working to discharge the pre-commencement planning conditions ahead of construction starting on site in September 2024.

Marshall Walk, Inns Court

Developer: BCC HRA

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 the council have appointed ZedPods as the construction contractor. The project will be constructed using modern methods of construction. Construction in the factory is underway with the homes being delivered to site towards the end of 2024. The project will be completed in early 2025.

Novers Hill

Developer: Goram Homes

Goram Homes plans to develop around 50 homes on the old school site near Belstone Walk, which will be a mix of market sale and affordable homes for social rent and shared ownership. BCC 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 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 will then submit a planning application.

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 31 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 Affordable Housing*. BCC has purchased additional affordable housing units making the scheme 45 per cent Affordable* (to include social rent). The site was completed and handed over to the council in May 2024, with all units now occupied by tenants.

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 is complete and construction of the Youth Zone starts on site in late 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 spring 2026.

Ruthven Road

Developer: Elim Housing in partnership with Noma Architects

Elim Housing have been working closely with the NHS, THE Integrated Care Board, and officers in the council to bring forward plans for the development of six new bungalows with private gardens and staff accommodation on site for young adults with autism. Planning permission for the proposals was approved in December 2023 (ref 23/01325/F). Over the summer of 2024 the slow worms that had been living on the site were carefully relocated to a new habitat nearby.

Broad Plain

Developer: Curo

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

Planning was approved in February 2022 and construction is underway, with completion planned for 2025.

Haldon Close

The Haldon Close site was previously allocated for housing, with initial development proposals put forward by a Registered Housing Provider. However, due to the significant remediation and clearance work required the Provider decided to relinquish interest in the land.

The council is carrying out vegetation clearance and site investigations to understand the site's conditions which will inform any future proposals for the land.

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.

