

Update on Development Proposals in Knowle West

The following information is provided by Bristol City Council (BCC) and correct at time of publication (November 2025).

Construction of 194 affordable homes* (of which 147 are council homes) is currently underway in Knowle West and will provide safe, secure affordable homes for families in Bristol. A Filwood local lettings policy is now in place which ensures that 50 per cent of all new affordable homes are allocated to local people.



Projects under construction

Old cinema site, former garage and adjacent land on Filwood Broadway

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

Development of 30 affordable homes* (24 social rent council homes and six shared ownership homes) and community/commercial space.

Planning consent was obtained at Planning Committee on 18 January 2023 (planning reference number – 22/03536/FB). Construction started on site in November 2024 and is progressing well, with drainage, piling and foundations complete and timber frame works underway. The scheme is expected to complete in Summer 2026.

Leinster Avenue

Developer: BCC HRA

Planning was granted (reference 20/03297/F) for 71 council homes (all Affordable Housing – social housing and shared ownership). Following start of construction in November 2024, works are making good progress with brick and block work structures now underway. Homes are expected to be completed in Autumn 2026.

Marshall Walk, Inns Court

Developer: BCC HRA

The construction of 12 new zero-carbon affordable council homes at Marshall Walk is now complete. Contractor ZedPods constructed these modular homes to provide one bed one person apartments. Homes are now occupied, with six homes allocated to general needs and a further six providing accommodation to people who are homeless.



Broad Plain

Developer: Curo

Plans for 47 new homes (all affordable homes* - shared ownership and social rent). Planning was approved in February 2022 and construction is underway, with completion planned for autumn 2025.

224 Youth Zone

Developer: Galliford Try

Planning consent for the new Youth Zone was obtained in June 2022 (ref 22/02345/F), and construction work has been underway since late October 2024, following works to the temporary access road. The works to the existing highways and permanent access road planned to start in late 2025. Youth Moves have continued to work with young people to design the building, including developing the name and branding for the Youth Zone, which will be '224' (stands for Today, Tomorrow, Forever). Construction is progressing, with the Youth Zone set to open in early 2026.



Projects in the development pipeline

4-16 Filwood Broadway

Developer: BCC HRA

Planning consent for the demolition and rebuild of 18 apartments with 420sqm of ground floor commercial and community space was approved in June 2025 (ref 24/04513/FB). The property is vacant, and the council is progressing demolition of the existing building, with no.16 Filwood Broadway demolished as a first phase, with the remainder to be demolished later.

Multi Use Games Area (MUGA) (Former Swimming Pool site) on Filwood Broadway

Following the withdrawal of Live West's planning application, BCC are considering the alternative delivery options for this site. Delivery of affordable homes on this site remains a priority for the council.

The council is working with the Bristol City Robins Foundation to incorporate a new MUGA into future improvement plans for Filwood Playing Fields.

Current Library on Filwood Broadway

The Filwood Library site was allocated for a future housing development in the Filwood Broadway Framework. Once the delivery route has been set out, opportunities for a housing-led scheme will be brought forward following the library's relocation to Filwood Community Centre.

Other Filwood Broadway key priority change projects

Public realm: re:CREATE FILWOOD

The council has been working closely with the Filwood Broadway Working Group and Public Realm Working Group on the new high street design since early 2022. Following detailed design, plans to develop a new road layout and improved public spaces at Filwood Broadway are being brought forward.

High Street Improvements and Filwood Broadway High Street Action Plan

Physical shop improvement works to shop frontages of businesses located on Filwood Broadway took place over summer and autumn 2025 and a High Street Action Plan has been produced. The plan sets out a vision for creating a thriving high street in Filwood and was shaped by the Filwood Broadway Action Team, a group of local residents, community groups and businesses, see the Transforming Filwood Broadway update on page 6 for more information.

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. The 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 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 in the process of selecting a development partner and will then submit a planning application.

Ruthven Road

Developer: Elim Housing

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 Autistic young adults. 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. It is expected that the project will start on site within the next 6-12 months.

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 rented or sold at less than market rates. Affordable housing is for people in housing need who cannot afford to buy or rent on the private market. There are eligibility criteria for people needing an affordable home in Bristol.

It can include social rented housing, shared ownership and other similar schemes. Please see the council's website for more details: <https://www.bristol.gov.uk/residents/housing/new-build-affordable-homes/types-of-affordable-housing>