Update on Development Proposals in Knowle West



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.

The following information is provided by Bristol City Council (BCC) and correct at time of publication (November 2026).

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 on 18 January 2023 (planning reference number – 22/03536/FB). Construction started on site in November 2024 and i s progressing well, with the main structures complete and internal works underway. The scheme is expected to complete in early 2027.



Photo: Filwood former Cinema housing development construction progress. Credit: Stephell Ltd

Leinster Avenue

Developer: BCC HRA

Planning was granted (reference 20/03297/F) for 71 Council owned properties. All affordable housing - 55 Social rent and 16 Shared Ownership. Started on site in November 2024. Anticipated completion early 2027. Mixed tenure apartments, 2,3 & 4 bed houses with ground source heat pumps. All plots at varying stages of progress.



Photo: – Leinster Ave, houses in progress.

Broad Plain

Developer: Curo

Construction of 47 new homes (all affordable homes* - shared ownership and social rent) is complete with all homes now occupied. Homes were allocated under the Local Lettings Policy, ensuring that 50 per cent of the new social rent homes were allocated to people who met local connection criteria.

224 Youth Zone

Developer: Galliford Try

Construction is complete with the Youth Zone now operating following opening in summer 2026. Youth Moves worked 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).

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 in early 2027 followed by construction of the new building.

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

Following the withdrawal of Live West's planning application, BCC proposes to develop this site with a housing-led scheme. The council is working with the Bristol City Robins Foundation to incorporate a new MUGA into future improvement plans for Filwood Playing Fields (see update below).

Filwood Playing Fields Sports and Educational Hub

In March 2026 the Bristol City Robins Foundation submitted a planning application to build a sports and educational hub at Filwood Playing Fields (ref: 26/11425/F). Plans include grass playing pitches, two new Artificial Grass Pitches, Multi-Use-Games-Area (MUGA), MUSCO mini-pitch, Cruyff Court, outdoor recreational areas and Children's Play Area along with new clubhouse providing education and community facilities.

Current Library on Filwood Broadway

The Filwood Library site was allocated for a future housing development in the Filwood Broadway Framework. 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, with works due to start in early 2027 (see Transforming Filwood Broadway update on page 15 for more details).

Novers Hill

Developer: Goram Homes

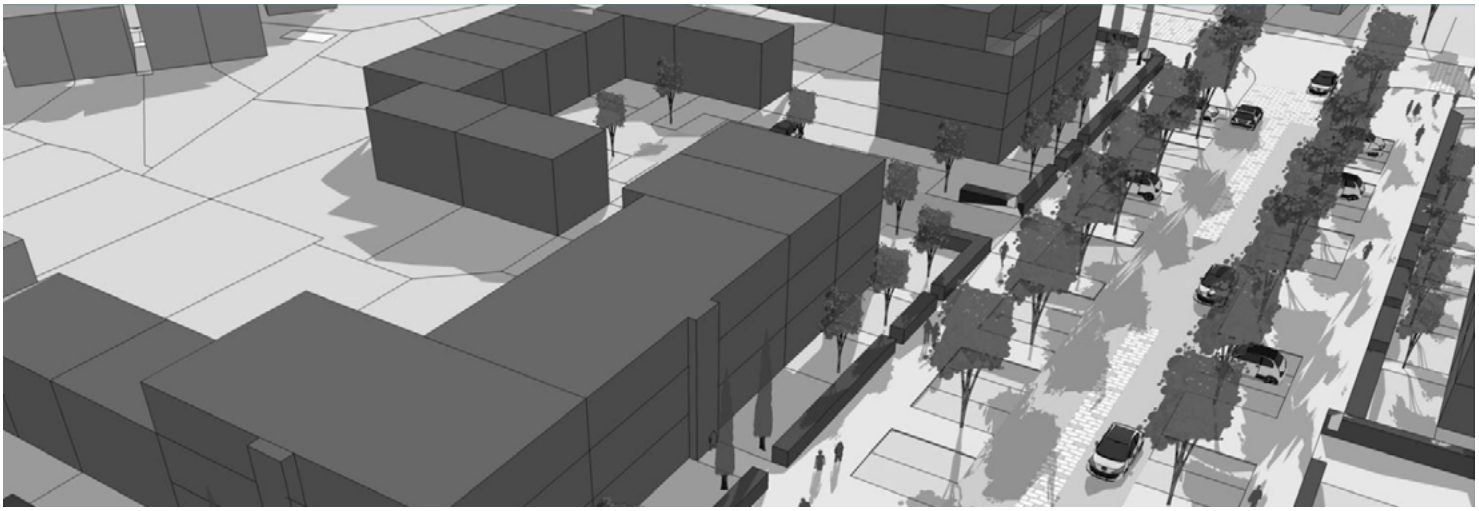
Goram Homes plans to develop around 50 homes on the old school site near Belstone Walk, which will be a mix of market sale and affordable homes* for social rent and shared ownership. The council reduced the number of homes proposed for its land around Novers Hill site in 2022, and Goram Homes is now 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 and construction works Have since commenced with expected completion in spring 2027.



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