

Filwood Broadway public consultation October – December 2019

Overview

Proposals are being brought forward by Bristol City Council for emerging proposals for housing and a public/community space on Filwood Broadway.

ABC has been appointed to lead on public consultation activities supporting the submission of a full planning application for the site.

Consultation Activities:

Community Engagement

- South Bristol Members briefing, City Hall – 23 October 2019
- Knowle West Alliance, The Park – 6 November 2019
- Knowle West Future (planning group), Filwood Community Centre – 20 November 2019

Public consultation

Consultation was run in conjunction with proposals for Bristol City Council sites at Kingswear and Leinster.

- Public Exhibition drop-in session, Filwood Community Centre - 5 December 2019
- Public Exhibition drop-in session, Knowle West Media Centre - 5 December 2019

Engagement and publicity

- 75 email invitations issued to local groups and organisations with an interest in the site
- Over 7,100 addresses were notified of the public consultation events and website. This covered the Knowle West Regeneration Framework area plus an additional 200 addresses north of Kingswear.
- Knowle West Alliance also carried out door knocking in streets within the notification area and promoted the events and provided electronic copies of the display materials and feedback forms at <https://knowlewestalliance.wordpress.com/housing-development-proposals/> which they promoted within their networks.
- The Northern Slopes Initiative promoted the consultation and encouraged people to respond to it, through their website, Facebook page, Newsletter and by delivering 350 leaflets to homes around the site from Sidford Road to Lurgan Road.
- Consultation information and feedback survey was available online at www.bristol.gov.uk/housing/new-council-homes
- The public consultation events were attended by a total of 93 people
- Filwood Community Centre – 46 people attended including local residents and representatives from Knowle West Alliance, Knowle West Futures, re:work, Filwood Community Centre, Knowle West Media Centre, Haven Day Centre,

Knowle West Nursery School, Bristol City Council and Melvin Square Residents Group.

- Knowle West Media Centre - 47 attendees attended, 12 of which were residents from Leinster Avenue.
- Exhibitions were displayed at The Park Centre, Daventry Road and Knowle West Media Centre, Leinster Avenue from 5 December until 6 January.
- Bound copies of the exhibition were available in: re:work, Filton Library, Knowle Library and Marksbury Road Library

Feedback

- 10 people submitted comments via the survey, either online or hard-copy.
- Feedback was written on post-it notes at the events. Verbal feedback was also recorded by team members.
- 90% of responders supported the plans, 60% of which supported with some concerns.
- When asked which option they preferred, 70% preferred option three and the remaining were undecided. Verbal feedback was mixed but the majority favoured option three.

In the survey it was explained initial feedback had already highlighted the following suggestions/concerns:

- Support for public/commercial/retail space
- Suggestion that retail units will need rear access
- Support for revised road/access via the Broadway,
- Desire for good design and quality materials,
- Questions about the future of the convent site.

These additional comments were received:

Positive comments focused on:

- Good to see that a lot of work and thought has gone into thinking how best to use and develop this space.
- Supportive of more housing for the area
- Support for the commitment to a public space and for reinvesting in the Broadway
- In option 3, liked the layout with two rows of housing facing each other, the lines of sight and more privacy and space for individual dwellings. Also support for the updated road layout which should make the space much more inviting with much better sightlines into the development from outside

There were mixed views on a number of common themes, notably:

- Shops – a number of people mentioned the need for a supermarket in the area. Some felt there are already empty shops so another one isn't needed
- Support for using Hartcliffe Road to access rather than Filwood Broadway, but keeping the entrance away from the school gates. Others raised concerns about the safety of children going to and from school.

Negative comments:

- Concern the development will not reflect the look and feel of the Broadway. Understanding the brickwork is expensive but felt tying in design motifs - colour, herringbone patterns, lintels and pediments would make it feel like the building has been designed for the site
- Amenities need to be included - doctors surgeries and schools are already oversubscribed
- Parking - Where are residents going to park if only one parking bay per property?
- Size of property - Will three-bedroom properties realistically fit a family in?
- What is an affordable rent? How many of these new builds will be for council tenants to rent, will they be new homes for local people?
- Not enough social housing
- Concern about the site lines for road safety where the curved houses on the convent side of the road are close to the road. Concerned there is a risk of children running out of front doors into the road and not being seen by motorists due to the tight curvature of the house frontages. Suggestion of borrowing pavement space from the outside of the curve to take the road further from the dwelling frontages
- Concern about how businesses will access the yard behind the shops
- Unsure about the purpose of the garden and who this will benefit. Concerned about fly-tipping.
- Concerned the community space aspect will be seen as an attempt to compete with the Community Centre
- Concern that the mature oak (?) tree will not be preserved

Questions and suggestions raised included:

- Proposals need to be part of considerations about improving public realm on the Broadway and connecting the community centre to Filwood Green Business Park. Seen as an opportunity to create a much more physically connected community with revitalised public spaces.
- Want to see a coherent plan for the whole of Filwood Broadway, that includes all the aspirations of the local community expressed in the Regeneration proposals, not just the new housing aspect of it. What are the benefits to the community, including families and young people?
- How are people living in the flats above the Broadway going to access their homes - it is very difficult to see on the plans?
- For construction, local people employed by local companies should be favoured.
- How many properties will have disabled access and could adapted for disabled people?
- Needs to be very secure cycle parking for residents
- Suggestion of moving the pedestrian crossing

Respondents were asked for suggestions for the commercial/public space. Suggestions included:

- Some suggested this space needs to be considered in related to Filwood Community Centre, the library and the future of Re:work as well as other relevant community assets and services.
- Library
- Business space or co-working units

- Supermarket or convenience store
- Launderette
- A dance/yoga/meditation studio
- Doctors surgery
- Some suggested there is a need for services and shops - the closed shops are a reflection on those shops, not lack of interest in the area. The people running the general store are desperate for a bigger unit
- Some felt there is no need for another community space - the existing centre is booming
- One person mentioned they would like to see are good proportion of space, good light, interesting windows and some planting/courtyard garden space.