

22/03924/P | Application for Outline Planning Permission. Broadwalk Shopping Centre Broad Walk Bristol BS4 2QU

The Society supports the principle of the redevelopment of the Broadwalk Shopping Centre. This is a large and outdated development comprising extensive retail, parking and servicing areas, all of which are no longer appropriate for modern use. A comprehensive scheme for the whole of the site is preferred to the previous proposals for partial redevelopment.

However, we cannot support the current planning application and register our strong OBJECTION to this proposal.

We are aware of, and largely support, the views of the Knowle Neighbourhood Planning Group. We share their concerns about the approach adopted to community consultation and, as is shown below, about the current plans for the site.

Our key objections to the current proposals concern the building heights and overall density of the development due to the greatly increased amount of housing in the current application. It is totally inappropriate in the context of the largely two storey residential area surrounding the development.

There will be overlooking and overshadowing to adjacent existing properties. A particular concern – which is just about visible on the sketches – is that the western high tower with its central well will contain flats that are definitely overlooked and/or overshadowed and the existing Victorian Ryde Street is very likely to suffer the same problem.

We also consider that the proposed development will have a very negative impact on the immediately adjacent Redcatch Park whose facilities will be overwhelmed by the large number of new local residents.

The proposed pedestrian route from Wells Road to Redcatch Park through the middle of the site is potentially positive, but we remain uncertain with respect to the adequacy of the proposed retail provision. Is there scope for a supermarket as suggested by KNPG?

Clearly more detail is needed about the impact of additional parking pressures in the neighbourhood, as residents of the new development who need a car for work purposes will have no choice but to park on local streets.

This is a very large development located in a residential neighbourhood of largely two storey homes. The potential negative impact on existing residents is immense. We request that members of the City Council Planning Committee make a site visit to the Broadwalk Centre prior to making any decision.