

Hi there

This email comes from Cllr Wellington and Cllr Whittle (Windmill Hill wards) and myself, Councillor Bolton (Southville ward). We are the councillors serving the areas most directly affected by the various proposals for Bedminster Green.

As ward councillors for Southville and Windmill Hill, we write to register our concerns at the scale of development currently being proposed at Bedminster Green.

We support the development of the area. We further support development which is high density. However, the current proposals are simply enormous. The main problem is with the ever increasing height being proposed. It is also with the concentration of tall buildings in this relatively small area.

It is massively unpopular with residents of both wards.

There is conflicting information about whether tall buildings actually do or do not deliver higher densities, but even accepting that they do, you can achieve most of the density with a much lower development. (For example, the Wapping Wharf development – some 5 or 6 storeys in height - in Bristol has a density of 194 dwellings per hectare – developers at Bedminster Green suggested it would be 240 or so dwelling per hectare).

Local residents of both wards have also raised concerns about air quality, pressure on school places, pressure on doctor and dental practices. All these issues need to be addressed in any development – which would need to be as sustainable as possible. However, the biggest concern is clearly the height of some of the proposed blocks in the area. These will change the skyline in the area for ever. The Urban Living SPD states

‘The City is seeking to encourage tall buildings, built in the right locations and to a high quality of design.’

Windmill Hill consists overwhelmingly of Victorian terraces. The area between East St and Malago Road also has terraces and some small flats amongst mainly industrial units. We reject the notion that this is the ‘right location’.

We are aware that the Bedminster Improvement District is supportive of the development but point out that they would get most of the benefits of an increased population serving East St with a high density development that is considerably lower in height.

As such, we ask you – as developers of the Bedminster Green area to rethink the development and bring back proposals which are considerably lower in height. From a purely practical point of view, you could achieve 80 plus percent of benefit and lose 80 plus percent of the opposition. But – actually – we think this development is just too big. Please think again.

Yours

Councillor Lucy Whittle
Councillor Jon Wellington
Councillor Charlie Bolton