

Comments for Planning Application 18/05310/F

Application Summary

Application Number: 18/05310/F

Address: St Catherines Place Shopping Centre East Street Bedminster Bristol BS3 4HG

Proposal: Full planning application for comprehensive redevelopment of the site to provide mixed use development comprising 205 residential dwellings (Class C3), 1288sqm of new retail, leisure and commercial space including a cinema (Class A1, A3, D2), refurbishment of existing retail facilities together with parking and amenity space, vehicular access, servicing arrangements, public realm, landscaping and associated works. (Major).

Case Officer: David Grattan

Customer Details

Name: The WINDMILL HILL & MALAGO COMMUNITY PLANNING GROUP (WHaM)

Address: C/O 20 COTSWOLD RD NORTH BRISTOL

Comment Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Windmill Hill and Malago (WHaM) planning group wish to submit the following as an additional comment on the revised proposals for the St Catherine's Court development. As such this addition should be read in conjunction with our previous comment.

The group notes that key changes have been made to the massing of the block including the reduction in height from 22 stories to 18 including the double/taller ground floor stories and the reduction of apartment numbers to 205 apartments.

From the initial scheme Wham thought that the height of the block was excessive at 22 stories, whilst the group notes the developer has worked to reduce this it is still considered by the group to be much too tall. 18 stories is completely out of context with the existing neighbouring developments.

The developer team has previously been engaged with the production of a framework setting out the design parameters for the scheme. There is concern that the tallest part of the development when taken in context with the other proposed developments, some of which have previously been submitted for planning will still present a large wall of development adjacent to the green and fundamentally changing the character of the area as it does so. The transport plan that was to be part of this framework has as yet not been released. Though the road has been widened to accommodate the additional bus lane, the group is aware that this development will drive further

changes to the local infrastructure and think that there should be more information regarding this presented in order to allow an informed decision to be made.

It is noted that the tallest part of the building is set towards the southern end of the development plot. This is not consistent with the guidance set out in the Urban Living SPD which requires taller elements to be set away from the perimeter to minimise the impact of the tall part of the block.

The height of the main block will have negative impacts on the public realm around the site as well. It will loom over the green where it will have an impact on the flora and fauna and the devastating impact that other tall buildings must be taken into consideration.

To the north of the site, the redeveloped shopping area will also be over shadowed for much of the day. It would seem that the location and height of the tower will prevent this shopping area from reaching its full potential. If the purpose of the development is to revitalise the shopping area then more care should be taken to ensure it is an attractive place to visit and linger.

The elevation of the tallest parts of the development would appear to be a consistent vertical surface, the impacts of wind currents at ground level need to be assessed. There is also concern that taken in context with other developments narrow streets with tall buildings on either side may trap air pollution. The site is already within an air quality management area, development of this scale might make the green a less attractive place to spend time.

We note the change in the development scale a small number of 3 bed apartments, more family accommodation would be an improvement as without it this limits the choice of accommodation on offer and will make for a less well balanced community within the scheme.

There is still no affordable housing within the scheme. Bedminster is an area which sorely needs this and together without any family accommodation this seems like the development itself is not designed to cope with the needs of the community. Some of these flats do not have dedicated private balcony space and they are also single aspect flats again this is against the guidance in the Urban Living SPD which says this should be avoided.

We also note that the BREEAM communities document suggests there has been adequate consultation. In our opinion this consultation has taken the form of finished proposals being presented to the community rather than an attempt to incorporate the views or needs of the community at an early design stage.

As it stands WHaM does not support this application.