

What is Proposed for the Two Major Development Sites in Knowle?

Hampton Road Site: KN1

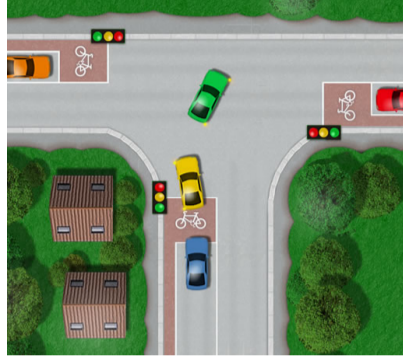
Arden Triangle Site: KN2

Access

Site deemed 'very accessible' - is this realistic?

Parking at, or public transport to the sports venue and housing not covered.

No improvements to Warwick Rd / Arden Vale Rd junction?



School access from Warwick Rd

No changes to Warwick Rd / Grove Rd junction?

Redesigned Station Rd / Warwick Rd junction to include traffic lights.

Topography

Sports ground and housing likely to need extensive 'cut and fill' engineering works.

Increases developer costs - impact on viability / deliverability.

Land for schools and playing fields likely to require extensive engineering works.

Viability / Deliverability

High Level of Developer Costs / Contributions:

2 new schools, new sports venue
Transport, Green Belt mitigation costs
Engineering works
Affordable housing
Community Infrastructure Levy

The Council's own evidence assesses the site as only marginally viable even with 300 houses.

Developer proposals were at 350 houses, before being replaced by the Council's plan for 180.

Still uncertainties over land ownership that could jeopardise the scheme.



No bespoke viability assessment - a serious omission as Council now leading proposals.

Details required and made public BEFORE site allocation.

Success dependent on site-wide development approach. Complex, multiple landowner / developer interests. 5+ years on, still no consensus or commercial agreement.

How can we be assured that housing development will actually deliver promised community benefits?

Residents need greater confidence that what gets approved is what gets delivered and is not materially changed at planning application stage due to deliverability issues.

A robust viability assessment is vital BEFORE allocations are made - once the Plan is approved, it's too late.