

23/03104/P Graphic Packaging Filwood Road Bristol BS16 3SB

The Civic Society is concerned regarding the loss of employment land and loss of employment opportunities in this part of Bristol. In our view there needs to be a significant amount of commercial space on the Graphic Packaging site.

Provided that this fundamental concern is addressed satisfactorily the Society has the following points to make about the current proposals:

It would be ideal if the three adjacent sites (sites considered within the Atlas Place Strategic Framework) are considered at the same time, enabling a comprehensive approach to successful place making. In this way issues such as transport planning, permeability, building heights and the provision of services could be properly assessed in a co-ordinated way.

We understand that the current draft proposals for the three sites show a significant disparity of densities between them. In our view these should all be closer to the 120 dph stated in the council's urban living spd for urban areas.

The Civil Society considers that the application for the Graphic Packaging site should not be determined until the Atlas Place Strategic Framework is drafted, consulted on, and adopted by the council and becomes a material consideration in the determination. We are aware of proposals to progress a joint approach and wonder what has happened to these proposals.

<https://atlasplacefishpondsfuture.com/>

Although the proposed building heights are appropriate to the south of the site the Society suggests that the scheme could readily accommodate more housing at a higher density in the northern section, towards the junction of Goodneston Road and Filwood Road. Development at this location might be higher, ideally designed in an appropriate relationship with the proposals for the two adjacent development sites.

At ground level in this corner of the site there might be scope to include other uses such as employment floorspace and services?

In conclusion we consider that this application is premature pending the finalisation of the Atlas Place Framework. This will need to involve a comprehensive public consultation exercise. The master plan needs to include a significant amount of employment floorspace.