

STATEMENT C18 – Tessa Fitzjohn

Statement for Development Control Committee A for meeting on March 4th 2021.
St Catherine's Place East St Bedminster Bristol

I am writing to raise my concerns regarding the proposed development Application No 20/04934/P

I am very pleased to see the design has been significantly improved, and welcome the reduction of height to the main tower of 14 storeys. Though it still presents a dominant and imposing presence as it faces directly onto the green and in my view fails to meet planning criteria DM26, asking that buildings respect the architectural context surrounding them, in this case Victorian terraced family homes, small shops and industrial buildings.

I fear for the neighbouring properties whose small flats and houses will lose unacceptable levels of light. St Catherine's House is likely to lose 62% of their light and loss of privacy due to face-to-face neighbouring windows. Similarly Stafford Street will suffer loss 85% daylight.

Stride Treglowan have worked hard to maximise lighting and reduce shadowing, but even so it seems Internal corridors on the ground and first floor will be badly effected.

Sadly, so there will no affordable housing in this development of 180 dwellings. It seems that this application is not viable. Contrary to what we were told years ago when St Catherines first received planning permission

Firmstone have also negotiated a reduced CIL amount which, will be used to improve transport and open up the River Malago which I welcome.

It seems this application is likely to go through today, and if so I would make plea to all involved in urban regeneration to learn from Bedminster Green, as it has worn out its community and become a case study of how not to do regeneration.

I've been involved from the very start and supported WHaM in their actions to aid the regeneration of Bedminster not oppose. , this area badly needs investment. I don't agree with the BID team, I think there out of step with current trends, and I urge any one here to day to put Gainsborough Square into google and read the first headline on the vision document which says 'The Communities Vision....

Thank you