

STATEMENT NUMBER A1

Written submission and request to speak at the Development Control Committee, Wednesday 11 August 2021

Jane Valentine, Elliston Road, Bristol

Application no. 21/00746/F **Site address:** 6 Clyde Park Bristol BS6 6RR

This application received a total of 61 objections, including objections from 2 Councillors, 2 Amenities Associations, a conservation Planning Consultant, a Heritage expert and 55 residents. This is a community that cares passionately about the conservation area and its green space. The report appears to dismiss the volume and strength of these objections rather lightly, which sets a worrying precedent regarding the importance of the public consultation process.

The LSOA for the area of Clyde Road is 78% flats to 22% houses. To bring this to life, the 150m area encompassing Chandos Road, Elliston Road, Clyde Mews, Clyde Lane and Clyde Park, which access and enjoy views of the lane, contains a total of 100 dwellings housing in the region of 180 people. The dwellings are comprised of 26 houses, 12 one bedroom flats, 39 two bedroom flats, 4 studio flats and 5 HMOs of 5 bedrooms or more. Only 14 (23%) of these flats, studios and HMO rooms have access to outside space.

This means that residents of 56 homes in the immediate area rely on the views from their windows for their wellbeing. Given that Cotham is the most densely populated Bristol ward, yet remains characterised by its open views and green space, this illustrates just how valuable the views of gardens and green spaces are for many residents.

Furthermore, of the 26 houses, only 7 of these are 3 bedroom family homes, of which only 6 have gardens. The Officer's report confirms on page 8 'there is an imbalance between flats and houses within the local area and that there is a need for larger, family sized accommodation (at least 3 bedrooms with outside amenity space) rather than smaller flats'. The report goes on to state 'the new dwelling would not be suitable or attractive for families given the limited space available'.

The scale of the proposed property equates to a small 2 bedroom flat. To grant planning for this property will simply increase the number of 2 bedroom properties in the immediate area to a total of 40; perpetuating the LSOA imbalance.

I would invite the Nature Conservation Officer consulted for the report to visit the area to complete a report of the area rather than simply stating that they have no records of priority species here. Local knowledge will confirm Clyde Lane is home to 3 priority species – hedgehogs, swifts and house sparrows. The lane and gardens are part of an important local wildlife corridor for both wildlife and pollinators, connecting Cotham Gardens, the railway, Clyde Park and Redland Green, with sightings registered with the BRERC and RSPB.

The Officer's Report refers to Policy DM21 - the development of private gardens. The policy states "private residential gardens make an important contribution to the city's green infrastructure and to the character of its residential areas." It also states "In all cases, any development of garden land should not result in harm to the character and appearance of an area." Objections submitted by a Conservation Planning Consultant, a Heritage Expert and by RCAS conclude that this development neither safeguards nor enhances the Conservation Area, but harms it and is contrary to policies BCS22, DM21 and the NPPF. The report confirms the LSOA imbalance; heritage experts confirm the application will harm the conservation area, therefore one should conclude that the terms of policy DM21 in fact protect this garden from development.

Bristol Planning state that every application is considered on its individual merit. However, an holistic overview of the combined impact of multiple independent applications is urgently required. The Government's 2020 planning white paper confirms "we must rediscover the original mission and purpose of those who sought to improve our homes and streets in late Victorian and early 20th century Britain". These are the very people who built this area. This application speeds a return to urban degeneration, in contrast to Councils such as neighbouring Gloucestershire, promoting Brabazon Park, where residents can live, work and benefit from gardens and parks.

To conclude, the Officer's report confirms that the application perpetuates an increase in 2 bedroom properties and does not deliver the area's requirement for a 3 bedroom family home with outside space. I therefore urge the Committee to refuse planning in order to slow the LSOA imbalance for Cotham and uphold the policies of the 2011 Redland and Cotham character appraisal put in place by BCC to preserve this conservation area.