

STATEMENT A8

Planning application number 21/01999/F – development of West car park at Bristol Zoo

Below is the submission of Glyn Thompson, College Road, Clifton

Everybody recognizes the need for more homes but to build an oversized block of flats without any architectural merit in a prominent position in the Clifton conservation area is not the way to solve the problem. The truth is that if allowed, the flats will not be occupied by the homeless families we all care about but by young professionals relocating from London.

Historic England don't like this application, the lead architect appointed on the main Zoo site doesn't like it, the Conservation advisory panel don't like it, the Council's own design group don't like it and the people of Clifton certainly don't like it. There has been a record number of letters of objection from Clifton residents, over 350 in all and the only letters of support are from people associated with the Zoo.

This is not NIMBYism. The neighbourhood would support a well designed less intensive residential scheme which has architectural merit, sustainability and outdoor space, but this scheme has none of those attributes.

This application does not meet planning policy on a number of levels. In no way does it preserve or enhance the special character or appearance of the conservation area. It is not sustainable and there is no real outdoor space for the majority of the homes. Have we learnt nothing from the experience of the last 18 months?

It is shocking how flexible the Planning Officers interpretation of planning policy can be when their political masters put pressure on them.

It is only the Mayor and the Zoo who want this development. The Zoo want the cash and the Mayor wants the density. No one else wants it.

As our elected representatives, I urge you in the strongest possible terms to reject this application.

If you don't refuse it, you will be responsible for a major scar on the landscape. Our children and our children's children will ask, who was responsible for that hideous development and the answer will be you.