

STATEMENT A16 – David Slinn

Dear Sirs,

We wish to bring to your attention the poor advice from the Bristol Planning Department for Councillors to accept their current recommendation to accept the proposed plans to develop the west car park No. 21/011999/F

The report summary and recommendations are out of proportion to that of local opposition to the scheme. Part of at least one listed property will inevitably be damaged should the scheme be accepted. The Planning Department have been informed and chosen to ignore this.

The Planning Department have also ignored the overall impact on the Conservation Area Item 1 9.14

Item 1 7.4 APPLICANTS response to comments from neighbours with adjoining properties was inadequate.

Item 1 7.4 Consultation was inadequate with no reported indication of the proportion of local dissent and opposition.

Item 1 3.4 and 6.1 The land of present car park was covenanted to the Zoo by owners of the villas in Clifton Down for the use of the Zoo solely for horticulture purposes. It has never been used for housing, industry or commerce. Its use as a car park was tolerated by planning only on condition of extra landscaping with trees, which are now to be felled.

The comments from HISTORIC ENGLAND Item 1 7.6 7.7 and 7.8 all of which have a negative impact on the proposal and do not advise support for the proposed scheme.

The comments from the CONSERVATION ADVISORY PANEL Item 1 7.8 concludes that the proposed scheme does not accord with NPPF and there are insufficient public benefits for the plans to be accepted.

Bristol waste are yet to receive adequate details but happy for further consultation.

Transport and Parking are further potential problems.

Item 7.12 The revised plan to set back buildings 1m in College Road considered to be inadequate June 24th 2021. But as yet not revised or changed.

We consider that even the revised proposals are unacceptable in every way. Hoping that integrity will outweigh political expediency, especially in the light of dubious assumptions made about drainage, heating, and general convenience of the site in relation to transport in general, during construction and subsequently. We trust that all councillors will read the report in detail and refuse to accept the Planning Department's recommendation to give permission for such an unsuitable housing estate in Clifton.

In addition the local facilities are inadequate for social housing clients. ie Only one overcrowded primary school, no NHS dentist, already busy GP practice, no cut price super market in Clifton nearest Crow Lane!!!!!!

Thank you for your attention Ruth Slinn.

19th September 2020.