

STATEMENT B7 – Cllr Heather Mack

I am confused by this returning to planning with no changes to the height after the recommendation from the previous meeting. I was alarmed by the changes to accessible housing – but I realise this was just a previous mistake about step free access.

As a new councillor for Lockleaze I have many things to consider in regards to this application. A large proportion of my casework has been housing issues - we are in a state of housing emergency in Bristol, with a severe lack of affordable and social housing. I am supporting numerous families in inappropriate housing in Lockleaze, therefore I support building more affordable housing. I also support a new local lettings policy which will mean those with connections to the area will be prioritised for these new houses. I also support house building on brownfield sites - I want to protect our precious green spaces, and protect and even increase biodiversity across the city - this is a good location for a new development. This development straddles a mass transit bus route, and is near good cycle routes. The site will be used to train local apprentices.

I object to the current proposal on a couple of issues: Building heights. The height of the houses adjacent to the boundaries with Cheswick and Hogarth seem to be unnecessarily high, without a good explanation given as to why these are bigger than neighbouring homes. The existing homes are 2 stories and 7.75m and the proposed homes are 9.5m. Ground height: The Aurora development was obliged to dig down to reduce the height of the houses, this was due to the overlooking of Stoke Park and the Frome Valley conservation area. I understand that now the trees are more developed, these new houses will be as hidden from the park as the Aurora houses at a lower level are. But I do have concerns about the new houses towering over the adjacent homes in Cheswick and Hogarth (when land height and building height are both considered). Availability of information: I have concerns about the accessibility and availability of local residents on this development - particularly around spot heights when the heights are so crucial to this development. I do acknowledge that the developers have been helpful giving us specific briefings and speaking to residents 1:1 to explain diagrams and give further information when necessary. Environmental standards of the houses: These houses are sadly not going to be built to be carbon neutral. We are in a climate emergency and this should be considered in all aspects of our work. With so many good examples of carbon neutral homes it is a pity this hasn't been applied. I have concerns about the road access and the increased traffic and parking issues on Hogarth road in particular.

There are a number of other features of this proposal I disagree with but were decided in outline planning, so therefore cannot be considered now, but I think it's important to mention them. The massing of the houses will impact neighbouring houses, and Stoke Park, and the gaps between new and existing houses are in some places quite small. As a local councillor I take representing the local community very seriously, and also various inequalities that exist that affect people's opportunities and ability to get their voice heard. We have heard from, and spoken to, residents from the Cheswick side of this development a lot, less so from the Hogarth Walk side - which has a far higher number of council tenants, who may feel less able to take part in this kind of consultation. We therefore knocked every door on Hogarth in the first week of August to ensure they have an opportunity to raise their concerns.

Following that we urge for there to be particular consideration of road and traffic issues on Hogarth following the development.