

STATEMENT B8 – Cllr David Wilcox

The people of Lockleaze desperately needs new affordable housing stock; we have new families contacting us every week asking for all sizes of social housing. The Romney House development will deliver 113 Social Rent and 33 shared ownership homes; this will go some way to providing these new homes, especially if we can allot these homes via a local lettings policy.

The Romney House site is ideal for house building - it straddles a mass transit bus route and is a brownfield site.

I am also happy to see that this site will train local apprentices to build future developments.

This planning application is at the reserved matters stage; Bristol City Council gave outline planning permission in November 2019, where there 21 objections, 5 comments in support of the application and 12 neutral comments. I was not a councillor for Lockleaze at that stage,

I would have asked for: a larger affordable housing ratio, that the houses should be built to a CO2 neutral standard and that a community building be added to the plan.

The proposed plans for the reserved matters application raise some concerns, and I will be objecting to them.

The two-storey building height is 9.5 metres, which is not in keeping with the building heights of both Cheswick Village and Hogarth Walk and might have an impact on the Stapleton and Frome Valley conservation area; it should be reduced to match the scale of those buildings. All two-storey buildings should be a maximum height of 8 metres.

Back to back distances between houses. Not meeting the 21m best practice and the actual proposed as low as 14.8m

The meeting of all conditions outlined in policy BCS21. Proposed two storey houses have been designed metres higher than necessary and on higher land topography exacerbating the massive overbearing issues due to height differential between land and ridge heights of the proposed development and our existing homes.