

B6

Development Control Committee A – 21 December 2022

Objection by BS3 Planning Group to Application No. 22/00805/F : 155 - 165 West Street Bedminster  
Bristol BS3 3PN

BS3 Planning Group (an NPN Group) were not among those originally consulted about this proposed redevelopment in its area of relevant interest.

However, the group object to the student element of the application which is considerably detached from actual Campus's and seems from this and similar applications, simply the best paying option for "any-plot-on-a-bus-route" regardless of local context. And feeds back no CIL to the local community  
Redevelopment of the Paramount site is supportable in principle but we would far rather see family homes here. Perhaps mixed living spaces - apartments and houses for individuals, couples and families

As it is we cannot support the application and ask you to refuse it.

As a further comment on West Street and the rest of this City element of A38 and Metrobus M1, the number of stops is very limited with the busses simply passing by so many sites, and with the number of "heads on pillows" promised from other proposals in or near "Bedminster Green" now somewhere between build-out and first consultation which are claiming they can be car free because of the M-Busses, one might envisage a one-minute service being required in drive-time to fulfil demand. We simply don't believe this will be provided, even if those that do run are hopefully full.

So we begin to think the Metrobus name is taken too lightly by developers and would also suspect locals complaining about parking issues within the 19<sup>th</sup> century streets and early 20<sup>th</sup> century streets that surround the site will be proved correct.

Thank you for reading this objection

Stephen Wickham on behalf of BS3 Planning Group