

From: [REDACTED]

Sent: 18 March 2025 09:16

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Subject: Section 62A Planning Application: S62A/2025/0082 Bull Inn, 333 Crews Hole Road, Bristol, BS5 8BQ

Re: Application No. 24/00631/PREAPP - The Bull Inn, 333 Crew's Hole Road, Bristol, BS5 8BQ

Dear Sir/Madam,

I am writing to strongly object to the planning application for the demolition of The Bull Inn and its replacement with 10 apartments. As a local resident who cares deeply about our community, I am deeply concerned about this proposal for several reasons.

Our area is already a black hole for community services - we have virtually no pubs, shops, or social spaces within reasonable walking distance. The Bull Inn is a vital community asset that, if reopened and properly managed, could serve not only local residents but also the many visitors to Conham Vale, Dundridge Park, Troopers Hill and the Avon Valley woodland. These natural attractions bring people to our area who currently have nowhere to stop for refreshment or rest.

The Bull Inn is not just any building - it's a historic landmark with deep connections to our area's industrial heritage. Dating back to the early 1800s, it served the mining and copper works communities that shaped this neighbourhood. The beautiful Edwardian architecture, distinctive design features, and the rare original free-standing pub sign all contribute to the character of our conservation area. Demolishing this significant building would cause irreversible damage to our local heritage.

What our community desperately needs is not more flats, but a family-friendly pub with perhaps a small shop or post office component. This would create a true community hub that serves residents and visitors alike. The current proposals completely ignore these community needs in favour of squeezing in more housing units.

The steep topography of our area means that for many residents, especially the elderly or those with mobility issues, travelling to other pubs or facilities involves difficult uphill journeys. This geographical reality makes The Bull's location uniquely valuable as a community facility.

I urge the Council to stand by its own policies protecting community facilities and historic buildings. The developer has not demonstrated that the pub isn't viable - they simply want to maximise profits with housing. The St George's Community Planning Group's objections clearly show I'm not alone in these concerns.

Our neighbourhood deserves better than losing another community space. If this development proceeds, we lose not just a building but an opportunity to create something that would genuinely enhance quality of life in this under-served area.

Please reject this application and encourage development that preserves this historic building while meeting the actual needs of our community.

Yours faithfully,

James Daniel