

**Application Reference: S62A/2025/0082**

**FAO: The case officer allocated to the above application, located at The Bull Inn Public House, 333 Crews Hole Road, BS5 8BQ**

I am writing to express interest in relation to the redevelopment proposals at The Bull Inn pub, on Crews Hole Road.

As a resident of the area, [REDACTED] the redevelopment of the site is fully supported and fully welcomed. Unfortunately, since the closure of the pub, the site has most recently been subjected to squatters and has fallen into a state of disrepair. The site is within a prominent location along Crews Hole Road and has the potential to become a true asset to the local community.

Having reviewed the plans and documents submitted to support the proposal, the plans to demolish the existing building, in placement for a three storey building, comprising residential apartments, must be reconsidered, and the community offered the opportunity for input and consultation into the redevelopment of the site. The site offers great potential to provide vital services and amenities to the residents of Crews Hole and its surrounding neighbours.

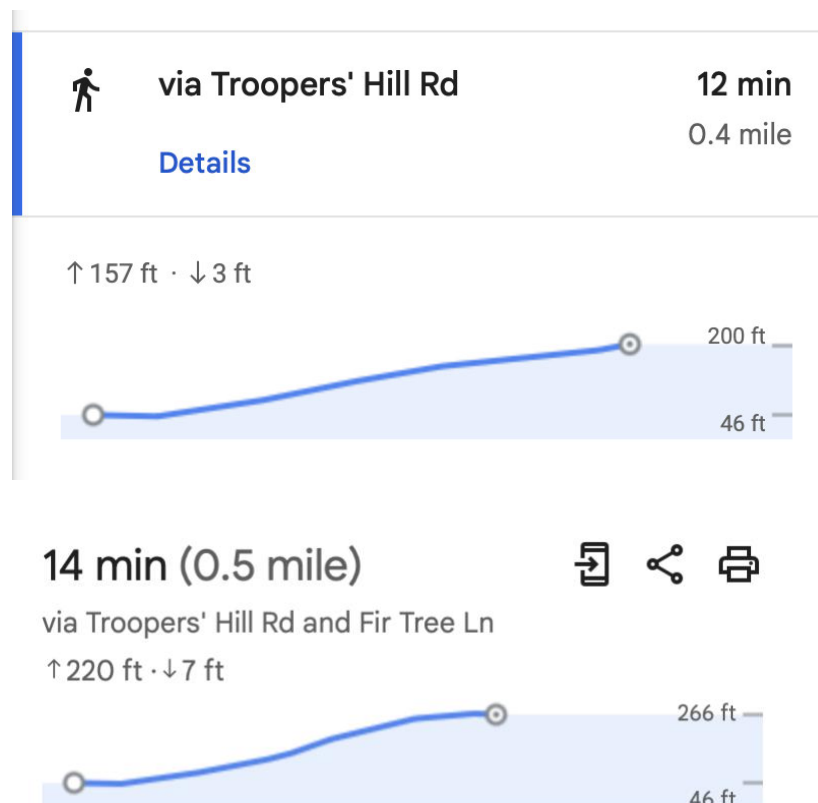
Crews Hole Road runs from [REDACTED] [REDACTED] the main Crews Hole Road and there is additional access up Troopers Hill Road and Niblett's Hill to rejoin the A431. Due to the residential intensification of the locality, it has essentially become a defined, built-up residential area, running along the River Avon, with the community of St Annes to the south/west side of the river. The area is within a designated conservation area, with surrounding built form fairly mixed in nature, comprising two storey dwellings, three storey town houses, coach houses and residential apartment blocks. It is a family friendly area, as well as being popular with professionals, particularly being within walking/cycling distance into Bristol, along the shared foot and cycle path.

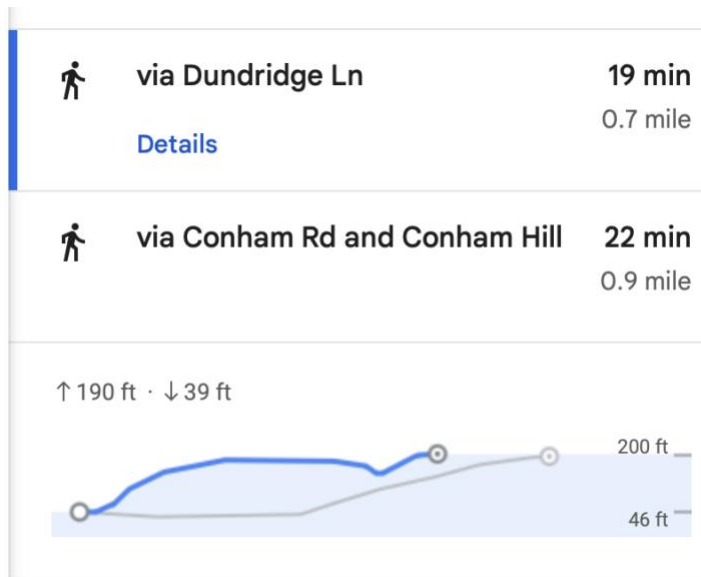
The area has significant potential to bring vitality and greater sense of community, to what is a residential locale. Whilst being within an urban area, reliance on private vehicle is extremely heavy, meaning that the area is considered lacking in terms of its sustainability and private vehicle reliance. There are no local convenience stores/shops, no posting facilities, such as lockers or post office (other than 1 no. post box through the whole of Crews Hole Road), no local pub/café/bars/community facilities etc, and additionally, there are no public transport links. Within walking distance are a nursery and woodwork skills training centre.

Highways and transportation considerations are of further concern within the area, specifically along Crews Hole Road. As mentioned, there is a heavy reliance on private vehicles, and this has taken its toll on the road network. Unfortunately, Crews Hole Road is further used as the local rat-run, particularly for commuters heading into the City of Bristol, as means to avoid the terrible congestion along the arterial route of the A431. Residents of the area and frequent users of the road will be all too familiar with the condition of this road and its usability for motorists, cyclists and pedestrians alike. The condition of the road itself is extremely poor, with numerous sizable potholes, and lacks the desperately needed road markings required for cars to safely travel through, with some areas requiring give way signs and traffic calming measures where the road narrows and encounters frequent blind spots. Trees and planting along the road are largely left to overgrow, with tree branches overhanging and falling into the road. Most recently, the partial section of a stone wall which bounds an area of woodland collapsed

in the road, with cones simply put around the debris and motorists having to drive around the collapsed wall. A residential intensification will exacerbate this issue.

No buses run through Crews Hole and the nearest buses are at the top of Troopers Hill or Hanham, which is a considerable hill to climb (with some sections not offering a defined footpath/lighting), particularly for the elderly, disabled, or pedestrians at night. Whilst the shared foot and cycle path offers another mode of transport, the path itself can be extremely dangerous. The path is of an uneven surface, open (with no barriers/life rings to the fast-moving river), not street lit and is liable to significant flooding. As such, whilst some key services and facilities may seem within close walking distance, the means and conditions to reaching these are not suitable for all. Elevational gains demonstrate the true impact of reaching these services, and their distances. All routes lack suitable footpaths and lighting, in places.





Instances of recently approved residential scheme extends additional concern that the area is becoming residentially saturated, without appropriate services and amenities and without reliance on a private vehicle. Examples of this include a new residential apartment block on Niblets Hill, directly behind the Bull Inn pub, which is in the process of being built out. A further substantial and major scheme to recently gain a grant of permission is to the western end of Crews Hole Road (reference 22/04728/F), which includes 5no. blocks of flats with 68no. new apartments. This demonstrates that residential accommodation is fully saturated, and weight must be afforded to the amenity of current and future occupiers of the community.

Whilst being fully supportive of meeting local housing need and the requirement to redevelopment disused sites and buildings, needs of the community must be taken into account and an appropriate balance between residential saturation and offering key services and amenities. The community of Crews Hole would benefit significantly from a local shop, café, bar, play area or similar, including some basic facilities such as a cash machine, posting/collection lockers or recycling banks. Whilst appreciating the context of the site, there are significant opportunities to offer a mixed use scheme of this nature.

Taking the above comments into account, it is with regret that an objection must be raised for the redevelopment of the site, solely into residential use. For the reasons set out, and with the support of the local community, as seen from the comments received, I urge the Inspectorate to refuse this application, so that the appropriate consultation can be carried out with local residents and that the site proposes to provide key amenities that the area is in desperate need for. The impact of redeveloping this site will have an impact on its local and wider community, as well as others within the east Bristol area.

Please can I request to be kept updated regarding the progress of this application, particularly if following the hearing procedure.

**Lucie Rozsos BA(Hons) MSc**

**Town Planner**