

OBJECTION: S62A/2025/0101 7 BELVEDERE ROAD, BS67JG.

To Whom It May Concern,

I'm writing to object to the latest plans for 7 Belvedere Road. This is the fourth time a version of this scheme has been submitted, and while the applicant keeps tweaking the numbers, the main problems remain unchanged. Nothing meaningful has been done to solve the issues that have already led to refusals.

Unacceptable impact on the street

Belvedere Road already has multiple care homes squeezed into a narrow residential street. If this goes ahead, more than half the properties on one side would be institutional use—mostly dementia care. These homes operate 24/7, with constant staff changeovers, ambulance callouts, waste collections and deliveries. It's a huge burden for a small street with no off-street parking.

The parking situation is already beyond capacity. Ambulances regularly block the road, and driveways are constantly obstructed by deliveries or staff cars. There are photos and records to show this happening daily—often with three or more care-home-related vehicles causing problems within the same hour. I've personally recorded repeated blockages and emergency visits in a single day. I have reported to BCC Parking Enforcement, vehicles (often multiples of vehicles) parked across dropped curbs no fewer than 126 times between 3rd December 2023 to 2nd February 2025 (phone record evidence available on request). O2 phone records do not go back further than this date or this number would be higher. The impact of this illegal parking creates a danger for wheelchair and pushchair users and makes it impossible to exit and enter Belvedere Rd and The Glen safely! The PCN records support this level of activity.

In addition, the care homes repeatedly leave illegal traffic cones in the road to secure parking spaces for their staff.

It's not just the traffic. The lights, noise and stress caused by this constant stream of activity has a real effect on those of us who live here, particularly at night. Ambulances pull up with flashing lights in the early hours, doors slam, engines idle. During the day care home staff gather outside on the street for their cigarette breaks taking loudly and leaving their discarded cigarette butts on the pavement. As my wife and I work from home, it's disruptive and annoying.

There are 21 houses on Belvedere Road, yet we already have around 114 care home beds. That's not a balanced community—it's an institutional corridor. Families have already started leaving because the atmosphere of the street has changed so much. Adding more beds and more pressure will only make things worse.

Unsuitable building and track record

The site itself is badly suited to this kind of expansion. There's no off-street parking, no service entrance, nowhere safe for waste storage. The clinical waste is constantly over

flowing from the unlocked bins at the front of the homes and left in this state overnight and throughout the day awaiting collection, as was the case for the 9 armchairs which the care home left blocking the footpath for 4 days whilst awaiting collection (evidence attached). In addition, there is no outdoor space for residents which is considered essential for the mental health and well-being of dementia patients. Previous work by the developer on this and other buildings on the street has caused long-term damage and visible deterioration, including structural damage to neighbouring properties.

The building sits in a Conservation Area, and the repairs already made to its façade were done with cheap and inappropriate materials that are causing further harm. It's not being cared for with long-term stewardship in mind. The comment that this expansion would improve the exterior condition of No7 is spurious as it has been left to deteriorate over the last three years by the owner who claims to want to improve it.

Wider community concerns

This objection isn't just mine—it's echoed by many neighbours, local councillors, BCC Planning Dept, the Westbury Park Residents Group, the Bristol Civic Society, and a professional planning consultant. We all agree that this street has reached saturation point. There's also a large new development being planned on the other side of the street, which will increase the pressure even further.

Enough is enough. I strongly urge you to reject this latest attempt.

We would also like to request a public hearing so the community can speak directly.

Yours sincerely,

Eden Warren



The following images are a very small selection of images collected by myself of traffic disruptions, parking issues, excessive ambulances and delivery vehicle visits, clinical waste violations and blocking of foot paths. Available upon request I have over 500 further images dating back to 2021 of incidences of the disruption caused by the existing saturation of care facilities on Belvedere Road.



