

From: Nick Ford [REDACTED]
Sent: 03 June 2025 11:18
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2025/0101 - 7 Belvedere Road BS6 7JG

Dear Sir/Madam,

I am writing to object to application reference S62A/2025/01017 relating to the extension of Glenville Nursing Home in Belvedere Road from 40 to 52 beds.

The applicant has made multiple applications to extend this property. These have been consistently rejected by the local planning authority and on appeal.

The current application is not substantially different to prior applications and local circumstances have not materially changed.

Since COVID, local conditions regarding transport congestion and overdevelopment of a residential area have deteriorated. This strengthens the view already accepted by the local planning authority that this development is inappropriate in the local area and should be rejected.

It is somewhat disconcerting that the applicant can not accept the strong view of the local residents and persists with almost identical applications..

Belvedere Road is a residential road with no side through sideroads. It is frequently blocked in both directions by ambulances, delivery vehicles and scaffolding lorries. Adverse Trends: The use of ambulances will increase if the care home is expanded, use of delivery vehicles has, and will increase due to the home delivery boom. Climatic changes have increased the need for building work, and therefore scaffolding deliveries. Parking conditions in the area is poor and has noticeably deteriorated since the COVID pandemic. I attribute this to a return to office working: many commuters leave their cars in our street. SUVs: Commuters are noticeably leaving large SUVs in Belvedere Road and the Glen. Their size and inefficient parking is noticeably reducing the parking capacity of the streets. Taxis: There are an increasing number of taxis taking fares to the care home. This has impact because taxis tend to loiter and contribute additional congestion. Motor Homes: I used to resort to parking on Redland Road but am finding that this area too is more congested than previous, partly due to the increased parking of motor homes on the Downs. The existing care homes are definitely adding stress. Safety Hazard: Because the roads are frequently blocked circulating traffic is forced to reverse back into through roads, namely Blenheim Road and Redland Road. Due to parking pressures cars are often parked in the dropped kerb the Belvedere Road/Redland Road junction. This is an additional hazard.

Incorrect Traffic Generation Assumptions. The applicant has underestimated the traffic that the expansion will generate. I believe he underestimates the number of workers travelling by car. For example, if faced with a late night shift change in the middle of a foul winter night like many other people I would much prefer to travel by car than catch a bus. On wet days the parking spaces are full in the evening as well as in the daytime. In daytime I often encounter medical specialists parking up for a visit to one of the homes in the street. Further, because parking is limited there is a frequent circulation of traffic seeking a parking space. I do not believe the applicant has considered the number of specialist health support workers who visit the area.

Lack of off street parking renders expansion is inappropriate. I often encounter very stressed elderly visitors who are looking for parking places. Often they are unfamiliar with the area, unable to walk very far themselves and already very anxious about their loved ones. I have heard several visitors say they will not visit again because parking is diabolical.

Overdevelopment. There are already many care homes on the street. The road is not suitable for further development. For local residents the disruption that would be caused by major building projects in the street would be unacceptable. Should PINS decide to approve this application I would not hesitate to demand that a hearing to ensure that local residents including myself are fairly represented in statement and in person.

The application should also be seen in the context of possible development of the St Christopher site.

I do not think that this application should be accepted.

Yours sincerely,

Nicholas Ford

A solid black rectangular box used to redact the signature of Nicholas Ford.