

From: Caroline Gooch [REDACTED]
Sent: 03 June 2025 22:59
To: Section 62A Applications Non Major
<section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2025/0101 7 Belvedere Road Redland, Bristol BS6 7JG

To whom it may concern,

I write to object to the application **S62A/2025/0101 at [7 Belvedere Road BS6 7JG](#)**

Several previous applications to Bristol City Council were either refused or withdrawn by the applicant following serious officer concerns about the application and numerous public objections. The current application has not overcome those concerns.

Over-concentration of care homes, loss of family housing and change to character of the area

All three of the care homes in Redland ward are concentrated in this one street. Policy BCS5 of the Core Strategy states that existing homes will be retained unless they are unsuitable for residential uses, would be used for essential local community facilities or would be replaced. The applicant argues that the proposed care home is an essential community facility. Para 4.12.2 of the Core Strategy defines community facilities. The proposed care home, whilst being a healthcare facility, is private and is not considered to be a community facility. It is appreciated that there is a need for care homes, but this should not be at the expense of loss of housing. Flat 1 of the existing property is a 3 bedroom maisonette with a garden, suitable for a family. This part of Redland is close to schools and is popular with both families and professionals. The loss of such family housing and flats suitable for individuals or couples living and working in the area is contrary to policy and should not be allowed.

Should the application be successful, there would be 6 out of 11 properties on Belvedere Road devoted to care homes. Policy DM2 of the Site Allocations and Development Management Policies states that proposals for shared housing will not be permitted where they exacerbate harmful conditions or reduce the choice of homes in the area by changing the housing mix. Para 2.2.5 and 2.2.6 of the same document set out some general criteria.

Clearly, the proposals would further change the mix of housing in the area, reducing the choice of homes. Furthermore although it is not a material planning consideration, the Care Quality Commission (CQC) recommends that care homes are situated in purpose-built facilities that have proper parking facilities and ease of access for those with mobility issues. Access to outside is rather limited for residents and they never get to enjoy the Downs or shops as the applicant suggests.

Parking and highways:

The existing concentration of care homes in this area is already putting pressure on on-street parking and changing the character of the area from one of a quiet residential street to one dominated by deliveries, staff movements, ambulances, private

ambulances (undertakers) pressure on car parking, and a shift from permanent family housing.

Policy DM23 states that development should give rise to safe streets and should provide adequate parking, servicing and loading facilities. There is already significant pressure on on-street parking in Belvedere Road and The Glen, which is due to a number of factors:

- 1) due to its position immediately adjacent to a residents parking zone and near a bus stop, commuters use Belvedere Rd and The Glen as a free Park & Ride facility.
- 2) The area also has cars belonging to people who live inside the RPZ who park here to avoid having to pay,
- 3) visitors to the Downs who cannot park on the Downs or Westbury Park due to increasing numbers of van dwellers,
- 4) previous conversion of many of the houses into flats.
- 5) 2 other nursing homes as well as Glenview on the road

These proposals will make the situation worse.

The applicant's parking survey doesn't reflect the experience of people who live here. It is often snarled up with cars parked around corners, necessitating bin lorries reversing all the way down the road because they cannot make the turn from Belvedere into The Glen. Cars have been crushed on the corner. I have many times not been able to find somewhere to park when I come home and have no choice but to block a driveway. The proposed emergency vehicle bays and additional deliveries will further worsen the situation. The children of Westbury Park School also use The Glen for their cycling proficiency lessons, as it is the only cul de sac in the area, but the constant movement of cars is making this dangerous for them. We also have issues with tradesmen visits. Our gutters need cleaning regularly due to street trees, but parking issues make maintenance really difficult. I have just this week been refused by a window cleaner and gutter clearance company because they cannot park close enough to work at my property.

Construction issues: Short term disruption from construction will also be considerable, due to the extent of the proposed excavation. The Construction Management Plan should be very robust and should ensure that construction impacts are properly managed and kept to a minimum.

Yours faithfully,

Cllr Dr Caroline Gooch

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