

From: Will Lawrence-Mills [REDACTED]
Sent: 04 June 2025 16:45
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Objection to S62A/2025/0101 7 Belvedere Road, Westbury Park, Bristol, BS6 7JG

Dear Planning,

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

The applicant has raised applications for this extension several times before, which have been refused. I am asking that this new application is again rejected on the grounds that:

- A. The proposed development would result in an unacceptable increase in demand for parking, leading to inappropriate on-street parking activities, safety concerns and the obstruction of access to private driveways. This would be contrary to Policy BCS10 (Transport and Access Improvements), Policy DM2 (Residential Sub-divisions, Shared and Specialist Housing) and Policy DM23 (Transport Development Management).

The application has been re-submitted, despite previous refusals, due to the applicant's contention "that there has been a significant change in material considerations since 2023 (updated highways evidence and new NPPF) to warrant reconsideration of these proposals".

This document (section A.1) fully evidences that there has in fact been no change in material considerations relating to the highways evidence, and that the reason for previous refusals is still entirely valid. In particular, I provide evidence that:

- The applicant's parking surveys significantly over-state the parking availability, due to:
 - Being measured over a range of 230m instead of 150m as required by BCC
 - Not actually counting the spaces available
- When corrected, the surveys only evidence an average of 1.38 spaces per survey (with no spaces at all evidenced in 7 of the surveys)
- The parking stresses reported for the last 6 years demonstrably still exist (evidenced by 4 new surveys of my own, with full supporting photographs)
- The parking demands will necessarily increase if the application is approved, increasing the existing road safety issues.

I am also asking PINS to reject it on the following two additional grounds, based on the information provided in this document:

- B. The proposed development would increase the concentration of nursing homes to occupy 6 out of 11 buildings on one side of Belvedere Road, increasing the harmful conditions which already exist due to related traffic, deliveries, ambulances, noise etc.
- C. The proposed development would remove housing which is much needed for young couples and families, in an ideal area close to schools, nurseries and shops, and result in a harmful concentration of residential care homes in one small road, reducing the choice of homes in the area (with 106 nursing home beds compared to an estimated population of 69 in standard accommodation).

The following sections provide full supporting evidence for each of the above reasons for refusal. All sources are cross-referenced in the end-notes at the end of this document.

Best Wishes,

Will Lawrence Mills
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