

Application/25/13176/Pins : (Chase House 888 Fishponds Road Bristol.



To: development.management@bristol.gov.uk



DATE 19TH AUGUST 2025

YOUR ADDRESS:

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Subject: Application/25/13176/Pins : (Chase House 888 Fishponds Road Bristol.

Bristol city council officer Name : [REDACTED]

Please see my list of Objections to the above development.

1. Access and Egress on to the very busy

Fishpond Road from what is already a small but busy LANE!! Serving both residential garages: a public footpath that is in daily use by both school children and older members of the community from the adjoining housing estates to gain access to the shops on the fishponds rd and the Business at the very beginning of the lane, that also has its parking facilities in the lane further reduces the access openings.

2. Access for Emergency Services at all times, including if the planing permission is Given during the construction Phase??.

3. What the impact will be on us the existing residents & businesses if permissions are given . Because we all use this very already busy lane on a daily basis for our own personal use and that includes the already newly built housing at the very beginning of the lane which during construction and still to this day has had a significant effect on our lives as regards access to and from the lane .

3. What the impact will be on us the existing residents & businesses if permissions are given . Because we all use this very already busy lane on a daily basis for our own personal use and that includes the already newly built housing at the very beginning of the lane which during construction and still to this day has had a significant effect on our lives as regards access to and from the lane .

4. I didn't see on the proposal a comprehensive detail of the existing foot path access/ nor the existing garage and driveway access that are in daily use/ not forgetting the parking space for the already newly built homes just a few years ago. I'm not sure if this was an oversight or just meant to deceive !!

5. Is it foreseeable that if permission is granted that the contractor would be gaining access to the development site, by use of the very small lane Namely (Chase field lane) and if so is that to mean that the contractor will be allowed to access the site using the lane for all deliveries ect .

Example: Muck a way : material delivery: labour: demolition and so on ?? .

Safe access & egress would need to be put in place to totally and physically prevent any interaction between construction vehicles & business regarding the public and their safe access to their property and businesses.

6. I personally have both a garage and my driveway that is in constant use for my work van and my camper van and the lane in its present size is only just big enough to service my needs.

7. Last but not least (it is believed that the lane is a private lane) and not owned by Bristol City Council: please can you clarify if this is correct. And if so how can a developer request the permission to use the lane for access during or after the project??

Please accept all the above in the manner
intended and with the greatest of respect.



Please also see photos and information attached.



Kind Regards

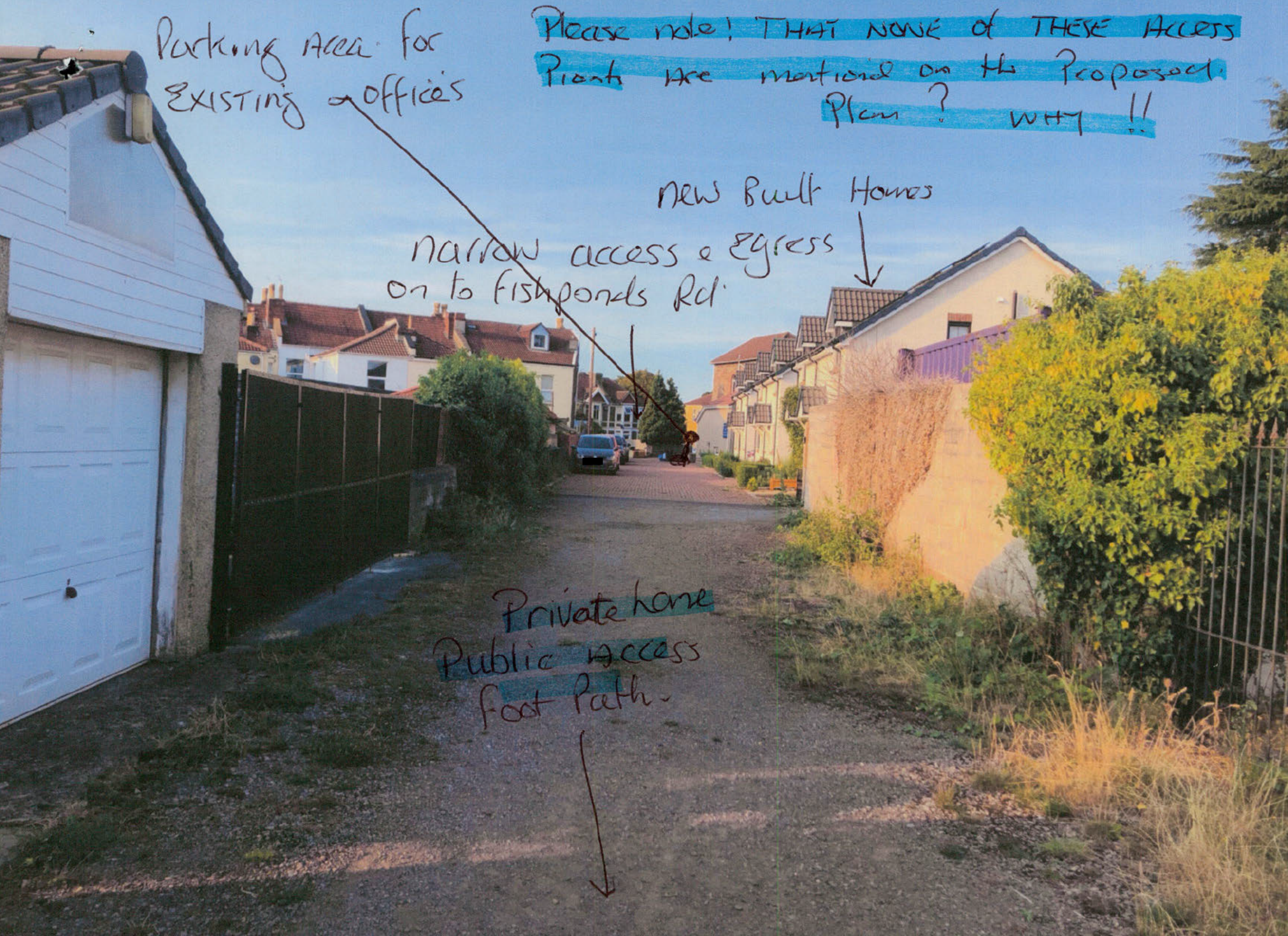
Mr M Williams

Parking Area for
Existing Offices

Please note! THAT NONE of THESE ACCESS
Points are mentioned on the Proposal
Plan? WHY !!

new Built Homes
narrow access & egress
on to Fishponds Rd.

Private home
Public access
Foot Path.



Garage and Drive way
access is Daily Use



Please see access lane into the Proposed Lane for Development?

Foot
Path

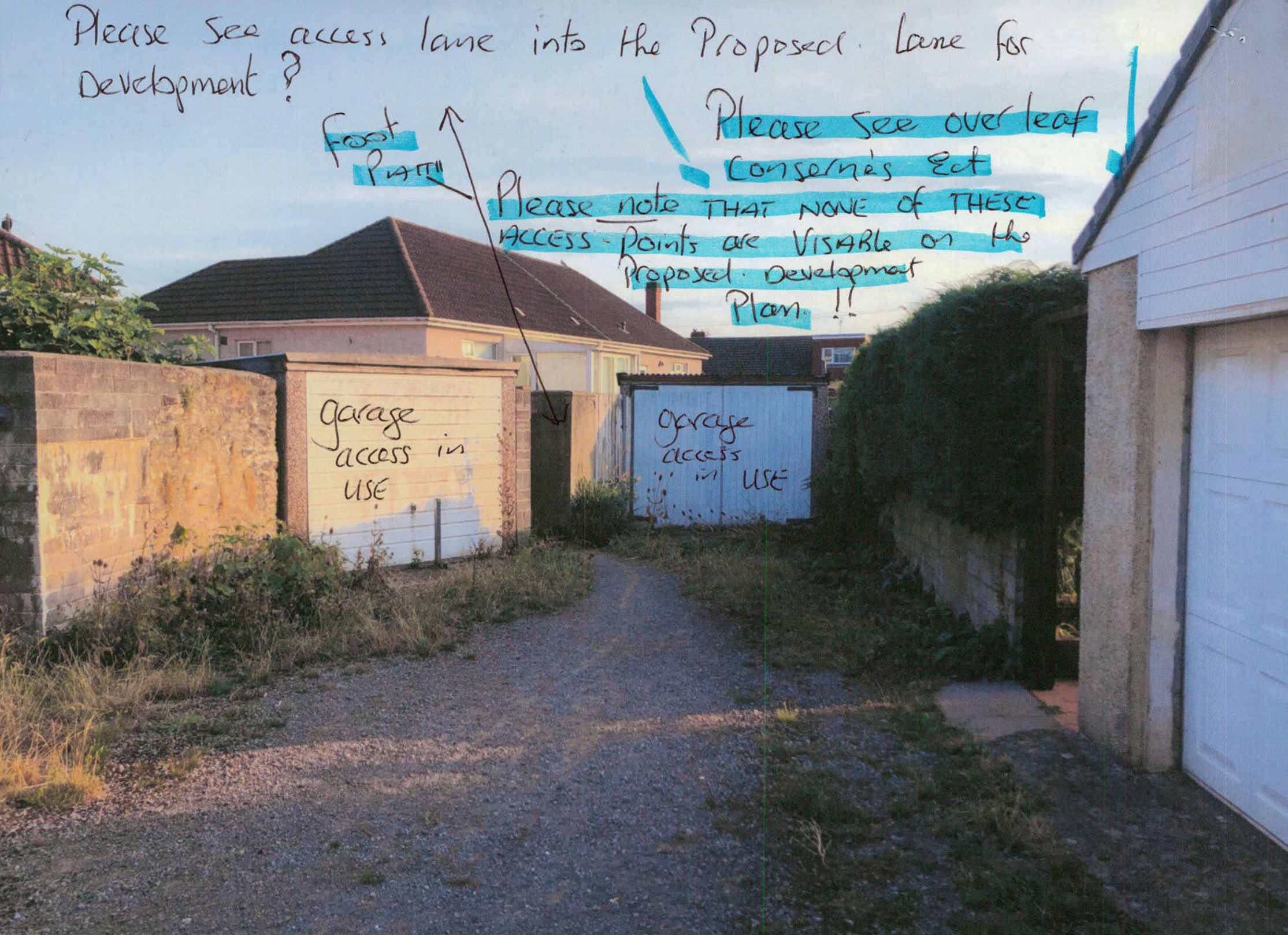
Please see over leaf

Concern's Etc

Please note THAT NONE of THESE
ACCESS-POINTS are VISIBLE on the
Proposed Development
Plan. !!

garage
access in
USE

garage
access
in USE



Public weight of way @ chasefield lane fishponds

Public footpath from existing housing into chasefield lane, This footpath is used on a daily basis by school children and older people as a safe passage to and from the shops on fishpond Rd. = Safe access!!
(This safe access must be maintained at all times)

it is also foreseeable that construction: Deliveries # muck away # labour etc, will need to be using this small lane for access & egress to the planned development: THAT being the case under H.S.E Rules a safe access & egress will need to be set-up to completely segregate members of the public from what will be a very busy area - especial to the older people and school children.

CHASEFIELD lane has already very recently had a number of new housing built at the very beginning of the lane and during that construction phase and still to this date. It has had a detrimental effect on the already over crowded small back lane: Regarding access to and from the lane onto the very busy fishpond Rd @ the point of the junction of staple hill and downend.

it is believed that BRISTOL City Council actually doesn't own the lane
Please can you clarify

access to Public Walkway
Used By School children and
older Persons as access to the
shops in fishponds Rd.



Proposed Development
access = on to Private lane?



EXISTING Buldër
Yard # Unit



Foot Path & Various access to
Existing Homes Etc

