

1. Hello... Thanks for reading the following. I completely object to the application made in 25/13176/PINS

1. Why are all comments and objections NOT published for all to see?
2. Two separate large Sui Generis HMO's catering for 19 dormitories housing single unconnected occupants sharing facilities such as baths and kitchens is completely at odds with the needs of the area. The prevalence of HMO's in Fishponds Road within 200 meters and well beyond numbers 888 and 886 is well known. I would estimate that at least 30% of all houses in the corridor along Fishponds Road to Lodge Causeway are HMO's and its likely to be even more than this. Far in excess of the 10% tipping point noted by the Designing Out Crime Officer (Avon and Somerset Constabulary)...

*"Nationally, it is generally accepted that an over concentration of HMOs occurs when 10% of properties in a neighbourhood are HMOs. Research argues 10% concentration is the tipping at which HMOs may give rise to harmful effects and where neighbourhoods go from balanced to unbalanced communities (Lewisham review and Evidence paper May 2022)".*

The developer clearly has no stake in this other than very obviously pitching for as much profit as possible at the great expense of the local community.

3. Pressure on local amenities, against the backdrop of further massive development of brownfield sites locally (such as the planned Filwood House and Verona House... Castels's Timber Mills and the Atlas Place Project... The Graphic Packaging International Site) is already destined to impact the area overall. The efficacy of the Bristol Bath Cycle Path in providing suitable infrastructure alone, is highly questionable, and the additional traffic is likely to swamp the area. The additional prospect for at least 19 more Vehicles in the area of a very busy three-way junction (Fishponds Road, Staple Hill Road and Overndale Road) is daunting, not only in the sense of parking, which is already at a huge premium in the area, but also of access to the site, from Fishponds Road itself (which would be dangerous), and if accessed from the rear then would affect the quality of life for the residents of nearby streets.
4. This community actually needed a care home.
5. How about the fact that this development is supposedly in a Conservation Area? The site is squarely within the Frome Valley Conservation Area, and yet the developers propose to demolish buildings, and radically change the character to the area. What of that?

Thankyou for reading my email. I hope you can reply and let me know that my views have been heard.

Kind regards.

