

RE: S62A/2025/0147 - Proposed development of Land to rear of 372-374 Southmead Road, Bristol, BS10 5LP

CC'D: the Councillors for Horfield Ward [REDACTED] and Southmead Ward [REDACTED] as the neighbour notification list includes properties on both sides of Southmead Road.

Dear Planning Inspectorate and Local Councillors,

I am writing in response to the above-referenced planning application (S62A/2025/0147) to share my concerns and oppose the plans. This application represents the latest in a long line of plans by multi-property owners/developers to hem in our lovely terraced row of 6 cottages, known as [REDACTED], at the rear, this time with the construction of more residential flats. This is happening, quite literally, in our back gardens. **This ongoing development is increasingly damaging the character, look and feel of our neighbourhood and negatively impacting the enjoyment of our homes.** I hope we are valued as much as residents who live in more affluent areas of the city and that our concerns will be listened to and addressed.

Numerous planning applications doing the same thing

I am stressed and exhausted by never-ending battles over planning applications that seek to increase the wealth of multi-property owners/developers to the detriment of the existing residents of these cottages. **It seems that each planning application is considered in isolation and, as a result, each application eventually succeeds** through successive tweaks to the plans, with little attention paid to the broader, cumulative impact of yet more development on existing residents, the environment, parking and the neighbourhood in general.

Lack of representation for the interests of local residents

We feel that we have no real voice to oppose these plans. **We are ordinary residents who simply want to enjoy our homes and cultivate good places for us and our families to live.** We're not in the position to pay professionals to help us voice our opposition, we don't know all the rules and loopholes, we can only repeat the common-sense concerns we have and hope that someone listens to us. Time and time again, **no matter how many times a planning application is refused, no matter how many times we raise valid concerns and**

objections, multi-property owner/developers come back with more applications, more "justifications", more loopholes **to ensure that eventually they get what they want.**

Meanwhile, we don't get our small, common-sense requests listened to and we're expected to just tolerate it and move on. Since each department at Bristol City Council **appears to work in silos**, it has been **impossible** for us, as ordinary residents, to have any of our concerns adequately addressed as we are either ignored, passed from pillar to post, or told to contact a different team/department that ignores us once again. **It feels like we are not represented as local residents at all.**

Planning Inspectorate rather than Bristol City Council

I notice that for this particular planning application **the usual Bristol City Council process has been bypassed in favour of an application to the Planning Inspectorate.** What is the benefit to the applicant of this? It is to speed things up and make achieving a successful outcome more likely? Are residents' concerns read, considered and addressed. **Some of us on the neighbourhood notification list, me included, haven't even received letters regarding this application (this has also happened previously)** and we have been given limited time to "make representations" about this application. We have lives, jobs and families, and we are fed up with having to deal with this ad nauseum in our limited spare time.

Changing the character of this terraced row of cottages

There are currently separate planning applications relating to BOTH ends of our terraced row of cottages simultaneously. Can someone at the Planning Inspectorate speak to me to hear why we are so unhappy about what's going on? **Can someone come and take a look, stand in our back gardens and see with their own eyes what has been happening and what continues to happen all around us?** Among this row of 6 cottages, only 3 have their original gardens, the remaining gardens having been demolished by multi-property owners to make way for profit-making property development. 2 of the mid-terraces have now become end-terraces at the rear. These are not the cottages we purchased and invested our time, care and families in.

Parking

Beyond the detrimental impact on the character and general enjoyment of our homes and gardens, we also have a **diabolical parking situation here, worsened in recent years by the Southmead Hospital development and landlords continuing to cram in as many profit-making properties and/or tenants as possible.** The application states that these proposed flats will be **car-free and have "cycle storage spaces". This is completely unrealistic.** If a tenant has a vehicle, where will they park it? Furthermore, I gather the applicant is also currently converting #374, one of the terraced cottages, into a 4-bed property to rent out to

individuals rather than a family. If the tenants of *that* property have vehicles, where will *they* park?! We have already failed miserably and repeatedly to get anyone at any department at the Council to take our parking concerns, requests or suggestions seriously.

Demolishing more green space

The applicant has in the last few weeks/months **demolished the #374 back garden**, presumably to make way for these 2 flats that he plans to build. **This makes the claim in the application that work hasn't started quite misleading, and it is disingenuous to claim that there is no loss of garden** (which I gather is one reason the previous planning application was refused) as he only very recently removed the garden.

How is it permitted for a property owner to remove a garden to make way for a brand new property development? The same thing happened at the other end of this small terraced row. There was even an enforcement notice from the Council for that owner-landlord to return the concreted-over gardens to their former state – but that was never enforced, nothing came of it and eventually that owner-landlord was given permission to build a new property, after which he sold the land to a developer for them to do it instead. I understood that green spaces in the city are meant to be protected? The opposite is happening in our neighbourhood.

None of the planning concerns my neighbours or I have raised before have been taken seriously. Please could someone visit the site and speak to me/us so they can see for themselves what's been happening and continues to happen, from all sides of our homes?

The overarching issue is the cumulative negative impact of all this never-ending development. I hope someone can take a proper look to understand why this latest planning application is so upsetting and to genuinely address our concerns.

Best wishes