

# Comments for Planning Application 20/05805/F

## Application Summary

Application Number: 20/05805/F

Address: Backfields House Upper York Street Bristol BS2 8QJ

Proposal: Delivery of 15 low carbon, affordable, modular homes and associated amenity space to create a new rooftop community. (Major)

Case Officer: Peter Westbury

## Customer Details

Name: The Chris Runnacles

Address: 58 Ducrow Court Backfields Bristol

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully object to this Emmaus application ref Ref. No: 20/05805/F on the following grounds;

1. the supposed "consultation" does not include the comments I submitted and people may believe by completing this their comments will be heard and taken notice of, whereas of course this is biased in favour of Emmaus as they can cut up the data as they wish to suit. This has been shown when all comments are mixed in together, yet half are not even in the same postcode and many that are could be several miles away as BS2 is a big area.

2. this "consultation" is worded in such a way to increase the chances of positive answers as no-one is likely to object to the principle of "affordable homes" in the city centre.

3. similarly for the 2. community and 3. enhance questions, again this is misleading as naturally a small eco development is going to be better for the St Pauls community than the massive great 6 storey 375 student bed development currently being constructed on the opposite corner of the Emmaus site and other ugly unnecessary developments of more student beds and overpriced flats along Wilder Street.

4. that there has already been, as described above in the developments mentioned, possibly as little as a quadrupling of population density in this very small area of St Pauls, yet there has been no increase in the already stretched infrastructure, such as sewage, highways etc. In addition there are numerous other developments/applications in the offing for development of the Lakota and Blue Mountain sites.

5. all the recent developments, including this one, have zero provision for parking for any of these new 1000+ new residents, none of whom might be disabled or have a documented need for parking. This is completely unrealistic and unacceptable, as streets are already very congested, with many people parking illegally, blocking narrow pavements and junctions and reducing access and increasing noise.

6. construction noise and traffic is a major issue and there has been a massive local impact because of all these continual developments, in particular the high rise one opposite the Emmaus Backfields junction - there is a constant high level of noise from construction machinery, even just the massive construction forklifts, as well as those of hauliers, that are constantly moving materials from as early as 5am to after midnight on occasion. The noise and working hours do not appear to have been regulated at all by Bristol CC or by the supposed Considerate Constructors Scheme, so any argument that there will be minimal noise or disturbance will be a lie, especially as the proposed development is in direct line of sight of my flat, with no intervening buildings to muffle the noise.

7. construction materials from the above 6 storey, 275 bed student property have been stacked up all along Backfields pavements up to the property line of my flats, with a constant stream of lorries parking there illegally to offload supplies. There is even less provision for the Emmaus development for the cranes, haulier parking and materials and I am very unhappy about the constant noise and disturbance the construction of this development will cause.

8. I am also objecting to this application on the grounds of the noise and disturbance that there would be once the completed development is occupied, with all this focus on open communal areas, socialising outside, with outside areas directly in front of my flat, unobstructed noise & disturbance.

9. Another objection is on the grounds that my flat which currently has an open aspect, with city views and lots of south/west light and sunset views. This resulting 4 storey building will block my views, and my light and will mean my flat is constantly directly overlooked by large windows and outside areas 24/7, as opposed to currently when it is overlooked from a far greater distance by 2nd floor Emmaus offices, which are only usually occupied during normal office hours and with the top floor on my side used for even less regularly used meeting rooms. There will be a massive detrimental impact to my mental and physical health by having my balcony constantly overlooked and having my light blocked. I would be less inclined to use the balcony due to lack of privacy and noise, and would be forced to keep doors & windows closed to block out the noise.

10. there has been a massive local impact because all these continual developments are destroying the community that exists, plonking 500+ students suddenly on the area by permitting imbalanced and unnecessary developments being a prime recent example and that has certainly been no evidence to suggest that students integrate with or improve the local community, but rather polarise the community and create tension by disruptive and inconsiderate behaviour. There

is no evidence to suggest, as argued, that the Emmaus development would be any different, more likely residents would be socialising amongst themselves and not integrating, further polarising the St Pauls community.

11. There has also been no mention of the previous application that appears to have been granted without any consultation with the local residents, by both Emmaus and the Planning Department - Ref. No: 19/03894/F | Status: GRANTED subject to condition(s) - both developments need to be considered hand in hand and there has been no mention of whether the intention is to construct both the Ecopods and these new dwellings. The joint impact of the construction and occupation of these buildings and their impact on the local residents and infrastructure needs careful consideration.

With, or without the addition of these Ecopods, which I also object to, I fully object to the Emmaus proposal for new rooftop dwellings and hope I haven't wasted my time and effort objecting to this, as has happened previously, because of the gross failings of the Planning Department - I am forced to have my full name and address open and publicly available in perpetuity supposedly for my views to have full weight and hereby requested that they are redacted/expunged immediately this application has been considered - there is no good reason I cannot be an anonymous resident # of Ducrow Court, with a privately available key to those concerned the satisfy duplication or spuriousness concerns. The whole process of objecting puts people off and ill advised developments are being passed with claims of few objections because of this.