

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Development Consent Application for the Clifton Suspension Bridge Line (Metro West Phase 1) Order Section 102A Planning Act 2008 - North Somerset District Council. Further Representation by Land Owner (Bimcorp Ltd) re title number AV17437 including development plots 1...
Date: 20 October 2020 18:46:55

Dear Sir

Further to my e mail of 26th October 20 I wish to submit by way of further information the following photograph taken from the Clifton Observatory (a grade2* listed asset) looking at the Grade one listed Clifton Suspension Bridge with the location of the proposed rail construction yard and ramp at Clamage Road indicated by an arrow.

If these proposals are accepted, at least fifty percent of this middle background verdant backdrop will be covered in concrete and gravel as well as nocturnal light pollution extending much further which will come from a working site.

This is the image which defines Bristol and the Heritage assets of the Suspension Bridge, Clifton, Sion Hill and Ashton Court and will for ever be lost should these plans proceed.

There are at least three substantial sites with level access already available direct to the road in Ashton where no such damage would occur to this iconic image .

I do not believe that with the availability of more suitable alternative locations in the industrial and commercial heartland the applicant has provided any or sufficient justification for choosing Clamage Road over these alternative locations.

Yours faithfully
RW Sweetnam

Bimcorp Ltd



BIMCORP Ltd
25 Old Sneed Park
BS9 1RG

The Planning inspector
Metrowest1@planninginspectorate.gov.uk

26th October 2020

Dear Sir

**Development Consent Application-Portishead Branch
Line (Metro West Phase 1) Order Section 102A
Planning Act 2008 -North Somerset District
Council.**

**Representation by Land Owner (Bimcorp Ltd) re
title number AV17437 including development plots
15/10/ 15/15 and 15/17 being land at Clanage
Road, Bristol**

Following demerger of my interest in DR
Properties Ltd, the former land owners of the
above site, my company Bimcorp Ltd is now the
owner of this land.

I have previously made representations concerning
this matter as a director of the previous land
owners and those representations stand and are to
be deemed made and adopted on behalf of Bimcorp
Ltd. I attach a copy of those representations
dated 15th April 2018.

My principal concern is that the amount of land
that is sought to be acquired from us permanently
(plot 15/10) is excessive and unjustified and has
unreasonably disregarded representations as to

the current land user. We understand this land is due to be a road/rail access point forming a ramp up from Clanage Road to the railway line. Based on the DCO Land Plans the width of the proposed structure appears to be in the region of 40 metres in width (or thereabouts). Given the width of Clanage Road is approximately 7 metres in this location there is no justification for acquiring over 5x in width.

In addition the applicant has not explored other ways to use the land. For example they could seek to enter into a lease arrangement and/or easement to acquire the rights they need. Again there is no justification for permanent acquisition.

The site is currently used for several community purposes, car boot sales, competitive sporting events, car parking for Ashton Court festivals and Bristol Stadium in association with that Company (who have significant problems with parking capacity - a source of major congestion in the City)

I believe that the needs of the applicant to preserve a permanent access to the rail line can be accommodated on a much narrower plot than described on the application.

As currently proposed the existing user, which serves thousands, will be substantially and unnecessarily curtailed and the car booting events which have been enjoyed for many years may no longer be viable. Car parking will also not be possible without access to the current exit point that is on this land.

It is imperative therefore that no more land than is absolutely necessary should be taken in order to create the least possible impact and disruption to the continuation of the described events on what is left of our adjoining land. In addition the Applicant should explore other legal means of securing the land rather than simply

*resort to outright acquisition of which it has
not demonstrated is reasonable or proportionate.*

Yours faithfully

RW Sweetnam

Director Bimcorp Ltd

James Willcock
Project Manager
MetroWest Phase 1
North Somerset Council
Town Hall
Walliscote Grove Road
Weston-Super-Mare
BS23 1UJ

15th April 2018

Dear Sir

Response to Consultation reference Land on the East of Clanage Road Bower Ashton Bristol. BS3 2JY

We are the owners of the land affected by your proposals and I am making this response on behalf of my company and indirectly the many people who, under our control, use and enjoy this land.

We profoundly object to your proposals so far as they affect our land for a number of reasons which I will now highlight.

1 Conservation issues

In connection with our earlier planning application in association with PowerLeague Fives in 2015 we sought to obtain consent to locate a five a side football operation on site. Many hundreds of thousands of pounds were spent trying to devise a low impact scheme to address the impact of it against the backdrop of the Grade 1 listed Suspension Bridge, The Clifton and Hotwells Conservation areas (with their many Grade 2 and Grade 2* listed Buildings) and the Bristol Docks Conservation area.

Notwithstanding the fact that the development retained the greater part of its verdant nature and was for a recreational use, the Conservation officer summarily and whole heartedly rejected the application because of its "Industrial aesthetic which conflicts heavily with the verdant and semi rural setting."

I attach the report of the Conservation officer to give you the full text of what he then said.

Further (and with no trick photography...taken with my I phone standing at the location of your proposed ramp) I attach two photographs taken towards the Suspension Bridge and Sion Hill

Your Industrial yard, ramp and car parking yard with fencing and lighting will be in plain view of the Suspension Bridge (As well as Clifton and Hotwells and Ashton Court) and most significantly, so will be the removal of the green and verdant semi rural nature of the site.

You could not have chosen a more significant or iconic Bristol-defining back drop against which to construct an industrial eyesore.

Look at any picture or advertisement describing Bristol, even the backdrop to ITV local news, and you see the view from the Camera Obscura which then takes in the Suspension Bridge and pans down towards the site which is clearly visible. Make no mistake your proposals will for ever blight these historic views that are part of the heritage of the brand of Bristol.

Given the height of the backdrop and the critical perspective from the vantage points of the Suspension Bridge and Sion Hill etc there is no amount of landscaping that will obscure this.

2. Land use issues.

During the course of our protracted and meandering discussions with your agents, we have tried to get across the fact that there will be a significant number of people who have heretofore enjoyed use of our land who will be directly and adversely affected by your proposal. Indeed we have the impression that your view of our land is that it is low value redundant open space and that no one will really be affected if they cannot use it if and when your proposals go ahead.

Let me spell out exactly who will be affected and how.

A . Since 2012 our site has been used for weekend car boot sales during the season. These events are established and well run and supported. They draw sellers and buyers from all around Bristol but particularly the local communities of Ashton and Bower Ashton.

A typical event will attract as many as 1500 people on a Sunday.

If popularity can be measured by the number of followers on Facebook, at last count there were over 6700 followers and the size, scale and popularity of these events is recorded by the hundreds, if not thousands, of pictures posted.

Should your plans go ahead these sales will have to stop as the open site left will simply be insufficient to accommodate and manage this event.

B Since we purchased the site in 1996 we have used it to provide Car Parking in association with and at the request of Bristol City Football Club as well as event parking for Ashton Court, Ashton Gate Stadium and in particular parking for the Balloon Fiesta.

We can get a maximum of just over 500 cars parked on our site (when it is dry and ground conditions are suitable) and it is worth noting that we got as many as six hundred cars parked for the recent Bristol City Manchester United match.

Bristol City Football Club (through the Ashton Gate Stadium Stadium) are in regular contact with us in connection with event parking. Most recently you will be aware of the utter chaos and gridlock surrounding "big ticket" BCFC matches which has seen Bristol brought to a standstill with literally hundreds of away fans driving around looking for somewhere to park. Don't think for one moment that the establishment of a rail link is going to in any way significantly reduce the need for local match parking, especially for away fans.

Make no mistake we are part of the solution to BCFC parking and the forthcoming indoor stadium development at Ashton will only increase the demand for the sort of facilities that we provide.

Should your development proceed our ability to provide car parking will be severely curtailed and a realistic assessment is that we will lose the ability to park at least 250 cars and possibly even more depending upon our ability to maintain our one way traffic management with the exit gates currently where you want to build.

I believe that the director of Ashton Gate Stadium intends to address you directly on this matter and I am copying him in so that he is aware of my representation.

C In addition to Car Boot Sales and Car Parking the site is used by our Associate Company The Event Corporation Ltd which operates City Mazes and Allstar Action Days from the Site. Allstar Action days have since 2015 leased the land from us to run their weekly outdoor "It's a Knockout" style team events. These outdoor team events are highly popular and can accommodate upward of 200 competitors per session. These competitors are anything from groups of friends having a fun exercise filled day out (stag and hen dos typically) to companies and training organisations using the event to team build. We Count Apple, the Army, the BBC local authorities, schools and universities amongst our clients. For your information most of our event dates are already sold out for this year through until October using this site.

Again judged by the measure of Facebook Allstar Action days has over 10000 followers and I refer you to the literally thousands of photographs and video clips posted on line showing the scope and appeal of these events located here. The removal of over fifty percent of their available space by your plans of some of their best ground (judged by flatness and it being well drained) will have a severely detrimental affect to the ability to operate these team events and the associated car parking that goes along with them.

D Whilst It does not come strictly within "Land Use" categorisation I have to refer to our tenants Teddies Nursery who have operated a highly respected and well established childrens' day nursery from our site for almost twenty years. A significant part of the appeal to Teddies and their parents is the green, clean, traffic free and safe environment against the beautiful backdrop of the

Suspension Bridge, Clifton and Hotwells and Ashton Court. Whilst theoretically your development will not arguably directly affect them, It will without any doubt be detrimental.

Instead of the existing backdrop children will now have an industrial work yard as a neighbour with all the noise, fumes and dust that result. In addition there will be child security issues to be addressed which heretofore were no issue at all due to the proximity of the resultant workforce.

3 Employment Issues

Should your proposals proceed then this will impact directly on the staff employed to run car boot sales and supervise car parking. There could be no further car boot sales which employs casual staff each weekend in the season and there will be a reduction in those employed to manage car parking. It is hard to assess the impact on Allstar Action days at this stage.....any impact can only be to its detriment.

4. General submissions

You should be aware that part of our site (to the South) is let to Bedminster Cricket Club by us at a peppercorn rental and that without this and our support with this land that club would not exist to this day. Further we made a substantial contribution to enable them to build their pavilion which is now at the heart of their ground and for many years shared our Bristol City FC and Balloon Fiesta car parking revenue with them. As a result the Club has gone from strength to strength. They have had many tens of thousands of pounds from us directly and indirectly from use of our land.

We are responsible and community spirited and have sought to manage our investment in this beautiful site by divers recreational and educational uses....all low impact and of direct benefit to our community.

To recap, Bedminster Cricket Club, Teddies Nursery, City Mazes, Allstar action days, Bristol City Football Club car parking, Bristol Balloon Fiesta Parking, Ashton Gate Stadium parking...and I forgot to mention our cooperation with the police over dog and helicopter training... All of these organisations use this land and thousands benefit as a result...as do our tenants Teddies Nursery.

Your proposals will go a very long way to destroying, at a stroke, this precious and uniquely placed and beautiful site.

Redundant, low value amenity land it most certainly is not.

Finally

I wish to now mention the site of the former police riding stables immediately adjoining our site.

Exactly the same submissions on conservation would seem to apply to locating your proposals on that site instead of ours, except that the line of site from the Suspension bridge is more acute and that the vistas are more obscured due

topography from Clifton and Howells and Ashton Court. Certainly location there would be lower impact.

The site of the former riding stables is and has been redundant for coming up to three years and the proposal to develop as a Caravan Club site was sunk largely for the same reasons that our five a side proposal was thrown out by the Conservation Officer. Assuming you are able to overcome these Conservation objections, here is an unused, unloved site that is clearly redundant and now at risk of becoming a magnet to vandalism and squatters.

You say that you would not consider this location principally for two reasons. access and the footpath around its perimeter.

Access is and never was an issue for the police who brought in horse transporters and heavy riot and incident equipment to their property at a location much further towards the bottom of Rownham Hill than MetroWest would need to access it and only a few yards from their proposed entrance to our site. (I have checked the records and can find not one single report of any RTA at that location.)

Reference the footpath.

Before the police bought additional land from our predecessors in title and joined it to their smaller parcel close to the bottom of Rownham Hill the footpath ran directly from the railway footbridge to the pavement at Clanage Road. It was only after the Police bought the parcel and incorporated it with their existing that the footpath was diverted round it. It would be a very simple exercise to put it back in its original position and thus give you direct access to the Railway .

On behalf of ourselves and the thousands of individuals who enjoy our property through.....Teddies Nursery, Car Boot Sales, Outdoor Team Events, Car Parking for Football matches and Bristol Stadium events and Ashton Court Events including balloon Fiesta we ask you please to revisit you plans for our site and look to the redundant, unused, unloved site next door if you can overcome the Conservation issues affecting Clanage Road.

You know and we know that the best solution (in terms of impact on heritage assets) should of course be found elsewhere in or around the already commercial and industrial environment of Ashton itself.

Thank you

Yours sincerely

RW Sweetnam

Director DR Properties Ltd