

# *Kingsdown Conservation Group*

10<sup>th</sup> November 2009

Alison

## **Land between 76 – 88 Horfield Road Kingsdown**

Thank you for meeting members of the Kingsdown Conservation Group on site to discuss our concerns.



**Photograph 1**



**Photograph 2**

## **History**

Photograph 1 shows the barricaded site. Houses stood on the site until they were demolished in the 1970 to provide for hospital development that never occurred. At some time UBHT established a small garden, with low walls, a seat and low maintenance shrubs and perennials such as pyracanthas and bergenias. Photograph2 shows that public use was permissive.

In April or May 2007, UBHT erected the temporary barrier to close the site. When KCG asked UBHT why it acted as it did, UBHT said that it closed the garden on health and safety advice. KCG did not accept this explanation because UBHT could not indicate any specific risk. KCG members knew of no safety issues. The barriers, after two and half years, are to all intents permanent. They degrade the street scene. KCG has not pressed for the barrier's removal because UBHT has said that it will sell the land for residential development.

The barrier is more than 2 metres tall. Neither UBHT nor its successor UHB has applied for temporary planning permission.

We have raised the issue of this now derelict site with UHB on a number of occasions. UHB tell us they will soon receive advice from their planning consultants and will make another application for residential planning permission. KCG supports the principle of redevelopment of this site. However, after two and a half year's tolerance of this unattractive barrier we feel that UHB should demonstrate responsibility for the appearance of the conservation area and consideration for its neighbours.

We propose that the City should notify UHB that it proposes

1. To serve an enforcement notice that requires UHB to remove the barrier, and
2. To serve a notice under section 215 of the Town and Country Planning Act 1990 to require UHB to make good the dereliction of the site. We can offer assistance in preparing a first draft of a section 215 notice.

Neither of these steps will prejudice UHB's ability to redevelop its land. When UBHT maintained this small garden, the upkeep must have been minimal. Redevelopment may not occur for several years. The site's planning history is not encouraging. The hospital has twice applied for development permission. In 1998, an application was refused. In 2008, a second application was withdrawn, after advice from urban design. On both occasions, the hospital wished to over-develop the site. UHB's action has a negative effect on the conservation area. Without the City's to support this negative feature will continue to blight Horfield Road, which affects the many pedestrian who use the route.

Yours

John Frenkel

Secretary, Kingsdown Conservation Group

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