



BRISTOL LOCAL PLAN EXAMINATION

Representations on Matters covered during weeks 1 -3 of the Examination

7th Jan 2025

Pearce Planning Ltd has been appointed by Orangestar Capital (Globe Bristol) Limited to submit representations to the Bristol Local Plan Examination, with respect to sites at Globe House, Eugene Street and 30-64 Pennywell Road. To confirm, these representations support previous representations made to the Bristol Local Plan Publication Version (BLPPV) November 2023. Our representations are set against questions posed by the Inspectors as set out below.

Matter 2: Housing Need, Requirement and Supply

Issue 2.1: Whether the Plan establishes a housing requirement figure that is positively prepared, justified and consistent with national policy (Policy H1).

Q2.3: Is the requirement for an average minimum of 1,925 new homes per annum over the plan period to 2040 positively prepared and justified having regard to identified constraints, including but not limited to land availability, viability and infrastructure? In particular:

c) Is the Plan sufficiently proactive in seeking to maximise the delivery of residential development on appropriate sites, including those which may currently be in alternative uses (such as existing employment land)?

Response – No, with respect to Policies DS1 to DS14 it is our view that the Council should aim higher in terms of housing delivery – i.e. treat the indicative new housing capacities in the respective policies as a minimum target to hopefully be exceeded, as opposed to a finite target.