



Pearce Planning Ltd has been appointed by Fusion Group to submit representations to the Bristol Local Plan Examination, with respect to future PBSA sites currently being explored throughout Bristol and the overall student accommodation provision in the city. Fusion Group are an extremely successful and high quality developer of purpose built student accommodation across the UK and have developed sites in Bristol previously and are in the process of negotiating land deals on other sites.

To confirm, these representations support numerous previous representations made to the Bristol Local Plan process since 2019 and to other policy documents which have been prepared by BCC during the process, which we assume were based on the principles set out in the draft Local Plan documents and so their suitability and credibility should be considered alongside the Local Plan if findings are not supportive of related policies. For ease of reference the key messages from the representations made to the documents below have been included in our updated statement:

- January 2022 – PBSA Draft SPD (SPD was placed on hold by BCC)
- January 2023 - Further Consultation Version (November 2022)
- March 2023 – Temple Quay Development Framework
- September 2023 – Bristol City Centre Development & Delivery Plan (July 2023)
- January 2024 - Publication Version (BLPPV) November 2023
- January 2025 – Broadmead Design Code

Summary of Attendance

Week 1

- 25 Feb – Matter 1 – Legal Compliance & Procedural Matters – mainly observing
- 26 Feb am and pm - Matter 2 — Housing Land Needs, Requirement and Supply
- 27 Feb am - Matter 2 — continued.

Week 2

- 4 Mar (am only) - Matter 4 –Spatial Strategy - not Green Belt.
- 5 Mar - Matters 4.1 and 4.2 – General and Central Bristol

Matter 13: Built Environment

Issue 13.1: Whether policies DPM1, DC1-DC4, CHE1 and AD1 are justified, effective and consistent with national policy.

Q13.3: Is Policy DC2 justified, consistent with national policy and effective? In particular:

e) In response to PQ155 the Council have suggested a modification to Policy DPM1 where it refers to Landscape and Visual Impact Assessments. Is this proposed change necessary for soundness. Is the requirement to produce a Landscape and Visual Impact Assessment as part of a planning application for a tall building justified?



Response - Policy DC2 which advocates for tall buildings in appropriate locations is supported. Whilst it is agreed that high quality design of these is an important consideration, viability also needs to be taken into account. It is also important to ensure that full advantage of providing tall buildings is taken in order to maximise the development potential of sites given the lack of housing sites in Bristol's authority boundary. In this respect we could broadly concur that it is consistent with national policy.

On a point of clarity, we would suggest that the policy should refer to the provision of 'Townscape and Visual Impact Assessments', as opposed to LVIAs, on the basis that in all likelihood tall buildings will be proposed in urban locations.