



## BRISTOL LOCAL PLAN EXAMINATION

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

7<sup>th</sup> 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 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.