



BRISTOL LOCAL PLAN EXAMINATION

Representations on Matters covered during weeks 4 - 7 of the Examination 7th March 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 8: Economy and Inclusive Growth

Issue 8.1: Whether policies E1 – E8 are justified, effective and consistent with national policy.

Policy E6: Affordable workspace

Q8.7: Is Policy E6 justified, consistent with national policy and effective? In particular:

a) Is the principle of securing the provision of affordable workspace justified in principle and consistent with national policy, including those relating to planning obligations?

Response – The role of affordable workspaces is understood and appreciated. Where feasible, affordable workspaces can form a clear planning benefit of schemes. We would query which use would be given more weight – affordable workspace or affordable housing?

b) Is the policy sufficiently clear about the circumstances in which affordable workspace would be required? In this respect, would the proposed modifications suggested set out in EXA002.1 be justified and effective in their own right and necessary to make the Plan sound?

Response – The proposed modifications as set out in EXA002.1 are welcomed, as they establish that affordable workspace will only be sought where viability permits.

c) In relation to the suggested main modifications, on what basis have the types of development where affordable workspace would be required, and the associated thresholds, been identified?

Response – We would query the thresholds as, at a glance, it is unlikely in our experience that developments of the scales identified would be able to viability support circa 1,000sqm of affordable workspace.

d) Is the policy, either as submitted or in terms of the Council's suggested modifications, sufficiently clear as to the scale of affordable workspace that should be delivered as part of any development and/or how this would be managed?

Response – see above, it may be more efficient and effective for off-site contributions to be collected toward strategic affordable workspace developments managed by the Council.