

Bristol City Council Examination note – Policy H7 PBSA information

This note has been prepared by Bristol City Council as part of the examination of the Bristol Local Plan in response to the Inspectors' document ***IN8: Action Points Matter 5-16 (Weeks 3-5)***.

This note addresses the following specific action points required by the Inspectors for the council to provide:

Policy H7: Managing the development of purpose-built student accommodation

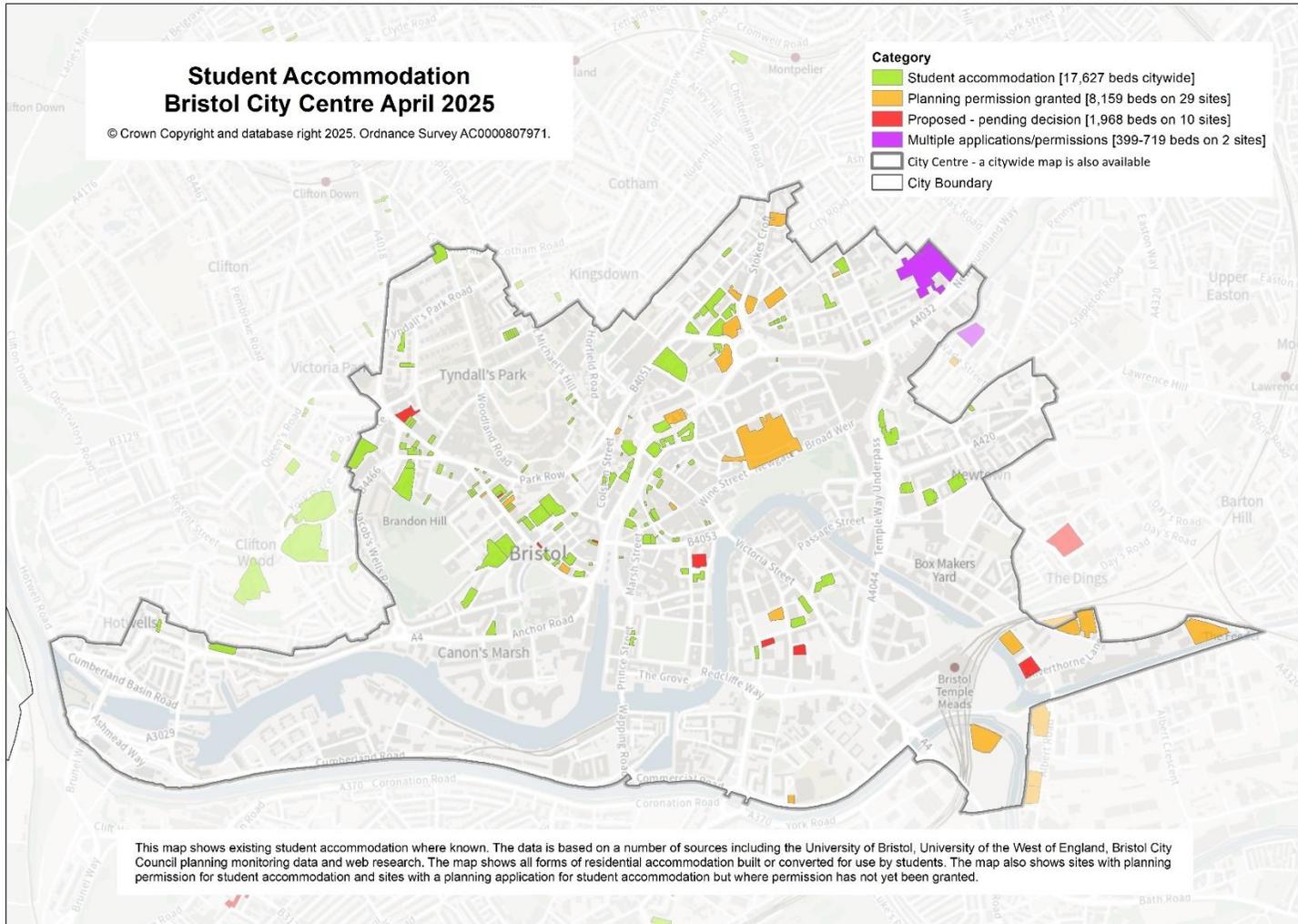
The Council should confirm whether any of the areas of growth and regeneration have already met their bedspace totals through planning permissions and/or completions, and in other areas, whether there has been any additional provision since the date of the Topic Paper.

The Bristol Temple Quarter and St. Philip's Marsh area of growth and regeneration has exceeded its bed space total (4,600). A total of 4,643 bed spaces have planning permission on 9 sites. The Bristol Shopping Quarter (Broadmead) area of growth and regeneration has met its bed space total (750). A total of 750 bed spaces have planning permission, subject to the signing of a section 106 planning agreement, on 1 site.

In areas outside of areas of growth and regeneration an additional 7 sites have gained planning permission (at April 2025) since the last review of student accommodation undertaken for the Topic Paper (at January 2024). These permissions provide for around 1,400 additional bed spaces. Of the 12 sites that had planning permission in January 2024 outside of areas of growth and regeneration 3 sites have now been completed providing for around 300 bed spaces.

The current total number of completed bedspaces citywide is around 17,600 (at April 2025). In addition, around 8,200 bed spaces have planning permission and around 2,400 bed spaces are pending a decision (at April 2025). An update of the map included in the Topic Paper is provided at Appendix A.

Appendix A: Student Accommodation



Ref	Student accommodation	Bed spaces
1	Hiatt Baker Hall	748
2	Marketgate	489
3	Tower	483
4	Orchard Heights	464
5	Badock Hall	422
6	New Bridewell	414
7	Unite House	385
8	IQ Marlborough Street	362
9	Churchill Hall	355
10	Deans Court	352
11	Wills Hall	336
12	The Courtrooms	321
13	King Square House	302
14	Marlborough House	297
15	University Hall	294
16	Glenside	288
17	Phoenix Court	277
18	Print Hall I	267
19	Goldney Hall	264
20	Cathedral Park	259
21	Brunel House	246
22	Riverside - Favell House	234
23	Blenheim Court	231
24	Durdham Hall	230
25	Clifton Hill House	226
26	Chantry Court	226
27	Riverside - Waverley House	217
28	Woodland Court	196
29	Manor Hall	190
30	The Hollies	186
31	Cherry Court	175
32	Transom House	168
33	St Lawrence House	166
34	Hotwells House	153
35	Water Lane Apartments	152
36	Drake House	151
37	Nelson House	151
38	Vita Student Bristol	132
39	Winkworth House	128
40	Northwell House	118
41	6 Broad Quay	5
42	Riverside - The Rackhay	115
43	Accommodation at Thirty Three	110
44	Studio 58	104
45	Culver House	97
46	Richmond Terrace	92
47	Centre Gate	88
48	College Green	84
49	The Platform	83
50	Harbour Court	132
51	The Colston	78
52	William & Matthew Houses	75
53	Hodgkin House	64
54	Tamarillo House	63
55	Dowry Mews	60
56	Stonebridge House	58
57	St Stephens House	72
58	Kings House	51
59	Fitzhardinge House	46
60	Holly Court	45
61	Berkeley House	43

Ref	Student accommodation (continued)	Bed spaces
62	Queens Road	42
63	Creswicke House	41
64	Jacobs Brewery	39
65	Southside Central	44
66	Pipe Lane Apartments	38
67	Crown House	32
68	Green Square Group	30
69	Cumberland Street	30
70	140A Whiteladies Road	29
71	101 Queens Road	28
72	Brigantine House	27
73	Redcliff Street	56
74	Queens Gate	29
75	10-11 Ashgrove Road	26
76	Hathaway House	25
77	Nico Lofts	25
78	Harford House	25
79	31-33 Corn Street	24
80	Carlton Chambers	24
81	41-44 Triangle West	24
82	Schooner House	23
83	Ashley Hall	23
84	Classic House	49
85	Cutter House	20
86	3-4 Byron Place	20
87	21-23 Clare Street	20
88	Summer Court	20
89	6 Upper Belgrave Road	19
90	Yelland House	19
91	5-7 Alexandra Park	19
92	68 Queens Road	18
93	Manor House	18
94	Clipper House	17
95	61-63 Queens Road	17
96	St Bartholomews Court	17
97	Launchpad Alexandra Park	16
98	66B Queens Road	16
99	Prince Rupert House	16
100	4 St Pauls Road	15
101	Kent House	15
102	27 Berkeley Square	14
103	7 Berkeley Square	14
104	75 Jacobs Wells Road	14
105	31 St Michaels Park (Campus House)	7
106	32 St Michaels Park (Campus House)	9
107	19 Elmdale Road	13
108	21-22 Berkeley Square	13
109	66A Park Street	13
110	33 St Michaels Park (Campus House)	8
111	43-45 Queens Road	12
112	17 Oakfield Place	12
113	Redland Road	12
114	70B Park Street	12
115	18 St Augustines Parade	11
116	14 Triangle South	11
117	Hampton House	11
118	22 Bond Street	10
119	1 Lower Park Row	10
120	60 Park Street	10
121	14 Charlotte Street	10
122	157 Whiteladies Road	10

Ref	Student accommodation (continued)	Bed spaces
123	98 Whiteladies Road	9
124	30A College Green	9
125	University Catholic Chaplaincy	14
126	47 Zetland Road	9
127	15 Small Street	8
128	532 Fishponds Road	8
129	101 Whiteladies Road	8
130	16 Charlotte Street	8
131	Sinclair House	8
132	75 Queens Road	8
133	76 Park Row	8
134	Hamilton Lodge	8
135	15 Charlotte Street	8
136	2-3 Denmark St	8
137	17A Christmas Steps	7
138	79 Park Street	7
139	9-11 St Stephens Street	7
140	The Yard	6
142	3a Cheltenham Lane	5
143	3b Cheltenham Lane	5
144	169B Whiteladies Road	16
145	17 John Street	5
146	16 John Street	5
147	227-229 North Street	4
148	19-21 Gloucester Road	4
149	30 Whiteladies Road	4
150	7 Cromwell Road	4
151	443B Gloucester Road	4
152	70 Park Row	6
153	53 St Michaels Hill (Campus House)	3
154	45 St Michaels Hill (Campus House)	5
155	43 St Michaels Hill (Campus House)	4
156	47 Doone Road	2
157	Lalonde House (Flat 7)	1
158	Woodland Road (Campus House)	9
159	28 St Michaels Park (Campus House)	5
160	29 St Michaels Park (Campus House)	5
161	30 St Michaels Park (Campus House)	10
162	St Nicholas Street (No. 6)	18
163	St Nicholas Street (No. 10)	12
164	St Nicholas Street (No. 25)	26
165	50A Park Street	13
166	Dean Street Works	225
167	68 New Station Road	6
168	B44 Fishponds Road	6
169	Print Hall II	218
170	The Malthouse	345
171	15-21 Bartley Street	13
172	Gloucester Court	55
173	70A Whiteladies Road	10
174	7A Hampton Lane	3
175	7B Hampton Lane	7
176	St Marys	153
177	34 Park Street	16
178	Campbell House	431
179	Zinc Quarter	189
180	The Green	62
181	5 Park Street Avenue	6
182	Market Quarter Studio	92
183	Phoenix Place	39
184	St Thomas Street	367

Ref	Student accommodation (continued)	Bed spaces
185	52A Park Street	6
186	Old Vicarage	29
188	Metal Works A	296
189	Metal Works B	523
190	Malago Scholar Quarters	49
191	The Port on the Square	267
		17,627

Ref	Sites with planning permission*	Bed spaces
170	The Malthouse**	22
300	Premier Inn	442
301	82 Colston Street	1
302	Gas Lane/Freestone Road	204
303	Freestone Rd/Gas Lane/Kingsland Rd	500
304	Three Six Zero	399
305	Croftdale, Stokes Croft	59
306	The Glassworks	367
307	47 Corn Street	25
308	56 Park Street	8
309	1-9 Stokes Croft	126
310	Cave House	38
311	71 Park Street	19
312	Former Pring & St Hill (Plot 1)	484
313	NCP Rupert Street	328
314	40-46 Albert Road	454
315	Raj Mahal City	35
316	College House	57
317	The Galleries	750
318	38 Albert Road	531
400#	Silverthorne Lane	706
401#	11-17 Wade Street	95
402#	Feeder Road and Albert Road	623
403#	North Side of Gas Lane	314
404#	Chanson Foods	447
405#	Former Post Office Depot	864
406#	31-45 Lower Ashley Road	60
407#	48 Park Street	17
408#	Stokes Croft/Moon Street	184
		8,159

* Including planning permissions subject to a S106 agreement
 ** Redevelopment of existing PBSA: net gain 22 beds
 # Includes more than one application

Ref	Proposed - pending decision	Bed spaces
500	54-56 Redcliff Street	215
501	1 Unity Street	14
502	Maggs House	127
503	Bristol Beer Factory	112
504	Waverley House (redevelopment)***	290
505	68-72 Avon Street	358
506	Premier Business Park	549
507	19-20 St Augustines Parade	10
508	83 St Thomas Street	282
509	84 Park Street	12
		1,968

*** Bed count: Current 217 - Proposed 507 - Net gain 290

Ref	Multiple applications/permissions	Bed spaces
550	Dove Lane	101
	Pending Screening	420
551	Former Alide Hire Services	298
	Pending Screening	299
		399 to 719