

BRISTOL LOCAL PLAN REVIEW EXAMINATION
BRISTOL CITY COUNCIL AND THE UNIVERSITY OF BRISTOL
STATEMENT OF COMMON GROUND

1 INTRODUCTION

- 1.1 The purpose of this Statement of Common Ground is to inform the Local Plan Inspectors and any other interested parties about the areas of agreement and disagreement between Bristol City Council (BCC) and the University of Bristol (UoB) with respect to aspects of emerging policies DS1, H7 and SA1 (SA301) of the Bristol Local Plan Publication Version (November 2023). The areas of agreement and areas for discussions are identified in turn under each of these policies.
- 1.2 In preparing this statement, both parties have had regard to the Inspector's Action Notes IN7, IN8 & IN9, which sets out the required scope of the Statement of Common Ground.

2 POLICY DS1: BRISTOL CITY CENTRE

Areas of Agreement

- 2.1 Bristol City Council and the University of Bristol agree on the following matters:

Modifications

- a) The suggested main modification to Policy DS1 and the proposals map (as set out on p1 of EXA002¹ [second table entry] and p2 of EXA002.1² [3rd table entry]), which will help clarify the extent of UoB sites affected by the relevant policy wording, is acceptable to both parties.

Future Masterplans / Supplementary Planning Documents

- b) With respect to paragraph 3.3.13 of the explanatory text, both parties agree to work positively regarding any future supplementary planning document / masterplans for UoB and BRI sites within the City Centre.
- c) Consultation and liaison between both parties will be undertaken before any masterplan is brought into force.
- d) Where any future Supplementary Planning Document is proposed, consultation on matters relating to development on UoB sites will be undertaken before it is brought into force.
- e) SPD11 (July 2006) – the current / adopted area-specific guidance relating to the UoB “precinct” on Woodland Road – will not be revoked until such time as a new / updated SPD is adopted.

¹ EXA002 - Local Plan – Schedule of Suggested Main Modifications. Version 1 – Published 05/07/24

² EXA002.1 - Local Plan – Schedule of Suggested Main Modifications. Version 2 – published 25/09/2024

Areas for Discussion

2.2 The position of each party is set out in the table below:

Topic	UoB Position	BCC Position
New / updated SPD concerning UoB sites.	The UoB would welcome a new / updated SPD brought forward at the earliest opportunity. The UoB suggests agreement to update the SPD within 12 months of adoption of the plan.	The existing SPD11 (July 2006) is somewhat dated and an updated/replacement version may be beneficial. The new Local Plan's paragraph 3.1.13 with suggested modification reflects this position.
DS1 - Bullet point 4	The "protection" element of adopted policy BCAP11, which reads <i>"development that would impede the consolidation and expansion of University and hospital facilities within the precincts will not be permitted,"</i> should be carried forward and added to the wording of DS1.	Bristol City Council considers it would be effective to bring this aspect of the existing local plan into the new local plan. A draft modification to reflect that has been included in the schedule.

3 POLICY H7: MANAGING THE DEVELOPMENT OF PURPOSE-BUILT STUDENT ACCOMMODATION

Areas of Agreement

3.1 Bristol City Council and the University of Bristol agree on the following matters:

Amendments to Policy Wording

- a) Diagram 6.2 – which shows the Stoke Bishop, UoB "Precinct" and Clifton Campus – will be updated so that the boundaries reflect the current situation.
- b) The Council's suggested modification to paragraph 6.75 of the explanatory text – *"All larger scale development (250 bed spaces or more) will need to have the support of the relevant higher education provider where accommodation is being provided for students of that institution"* – is agreed.
- c) The Council's suggested modification to the affordable student housing part of policy H7 - *"Bed spaces provided as affordable student housing should where feasible be allocated by the relevant higher education provider to students it considers most in need of the accommodation"* – is agreed.
- d) Revised wording for the UoB sites element of policy H7 has been agreed, as follows:

"Development of additional purpose-built student accommodation at existing University of Bristol residential sites will be acceptable provided that:

- *Larger scale development (100 bed spaces are more) has regard to an agreed comprehensive masterplan for the site; and*
- *The number of additional bed spaces is:*
 - *Clifton residential campus - up to 200 bed spaces;*
 - *Stoke Bishop residential campus (North Residential Village) - up to 500 bed spaces; and*
- *Where they would exceed the levels stated above, proposals would not give rise to significant additional demand for on-street parking in the surrounding area and would comply with all other relevant local plan policies.”*

e) In the interests of clarity, the following suggested amendment to the explanatory text of policy H7 is agreed by both parties: *“This policy concerns purpose-built student accommodation only. Houses in multiple occupation (HMOs) and other forms of shared housing will be assessed under Policy H6.”*

4 SITE ALLOCATION REF. SA301: 55 ST MICHAEL’S HILL

4.1 The UoB reiterates its aspiration to develop SA301 (55 St Michael’s Hill) as an infill site for PBSA, housing or educational use. As such, it should remain allocated in the new Local Plan. Bristol City Council notes the University of Bristol’s continuing aspiration to develop the site. It is also noted that since initial allocation in the Site Allocations and Development Allocations Local Plan July 2014 the trees present on or adjacent to the site have remained and continued to grow. Any impacts on trees would be subject to the relevant policies in the new local plan.

Areas of Agreement

4.2 Bristol City Council and the University of Bristol agree that site allocation SA301 at 55 St Michael’s Hill should remain an allocated site in the new Local Plan.

5 ENDORSEMENT

Bristol City Council		
<i>Name and position</i>	<i>Signature</i>	<i>Date</i>
Colin Chapman Deputy Head of Planning Services (Planning Policy)	<i>Colin Chapman</i>	July 2025
University of Bristol		
<i>Name and position</i>	<i>Signature</i>	<i>Date</i>
Paul Smith Director of Campus Operations, Campus Division	<i>Paul Smith</i>	Aug 2025