

**For the attention of Councillors  
Development Committee A 21st December 2022 6pm (previous Nov  
16th) B1**

Application no. 22/00805/F

Site address: 155 - 165 West Street Bedminster Bristol BS3 3PN

Proposal: Demolition of existing buildings and construction of student residential accommodation

(12 studios flats and 7 cluster flats) and a replacement employment unit (Use Class E(g)), and associated works. (Major application)

I'm writing both as a resident of Churchlands Road (adjacent to this proposal) and as a representative of the West Street BS3 Neighbourhood Group (WoWBS3).

We trust the committee will already have noted the balance of opinion expressed against this application in registered comments from **local** people on the Planning Portal. Since the plan was first mooted we have met with the developer and stressed we are not in principle against a residential development on this site and would welcome an appropriate mixed unit project to maintain and sustain our neighbourhood.

We have questioned the long term validity and value of it being solely used for student housing.

We don't agree with the premise that 'students' from a very varied set of higher education institutions are best served by placing them 'en masse' in an existing residential suburb. Where is the evidence that this proposal adequately satisfies an unspecified demand for 'needed student accommodation' in our neighbourhood?

We asked how this 'creep' from the soon to be densely packed Bedminster Green student housing area could be justified, expanding as it proposes, up into our primarily mixed residential area.

We challenged the claim made by the developer that this scheme would mitigate expansion of the conversion of the present stock of family homes in our neighbourhood into HMOs.

We asked the developer to re-consider his plans to provide a mixed residential development on the site, which would integrate into our existing community, help sustain our local retail economy, contribute to Bristol's need for housing, utilise a brownfield site and also one where new residents actually contribute to the city council services we all rely on.

We urge the committee to address our concerns and reject the proposal as it stands. We reiterate our neighbourhood will not be best served by approving a development being solely used for student housing.

Malcolm Brammar - West Street BS3 Neighbourhood Group (WoWBS3)