

3 May 2017

Mark Reynolds
Head of Development Management
BANES Council
Lewis House
Manvers Street
Bath
BA1 1JQ

Dear Sir

**PLANNING APPLICATION REFERENCE: 16/05504/OUT
REDEVELOPMENT AT 34-35 LOWER BRISTOL ROAD, BATH TO PROVIDE STUDENT
ACCOMMODATION**

Eagle One Estates Ltd has been in discussion with the University of Bath for some time in respect of their proposals for redevelopment of the above site at 34-35 Lower Bristol Road, Bath. It is understood that the application is due to be considered by the Development Management Committee at its meeting tomorrow, Wednesday, 3rd May 2017. We understand that the scheme would accommodate approximately 204 students, providing much needed purpose built student accommodation in the City. In that location it is particularly well situated to accommodate our students, including post graduates, with excellent links to the University Campus by foot, cycle and public transport.

We understand that the proposed development is directly to the south of the proposed Bath Quays South development. In addition to providing much needed student accommodation, it therefore has the potential to contribute positively to the regeneration of this part of the Lower Bristol Road, and to catalyse the wider regeneration of the area.

The developers are known to the University. It is understood that they developed the existing building on the site currently occupied by Pickfords, and intend to redevelop the site for student accommodation and retain the investment. They will therefore maintain their interest in the city, and ensure that the development is properly maintained and managed through an experienced and reputable student management company, CRM, who also manage Twerton Mill, and are known to, and trusted by, the University. We also note that Eagle One Estates' architects have extensive experience in respect of this type of accommodation.

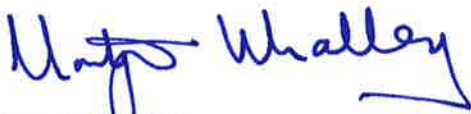
Clearly their scheme needs to be considered in the context of national and local Development Plan planning policies, and it is for the Council to consider the benefits to the City and the merits of the proposals. However, with the University's current strategic plans to increase research and postgraduate student numbers, we would like to highlight that the scheme will complement our own goals so that this can be taken into account when considering the planning application.

The Council will be well aware of the University's own significant developments to provide student residences on the campus, notably the relatively recent delivery of The Quads and the Polden scheme that is now under construction with expected completion by Summer 2018. However, it is clear from the Council's own research underpinning the preparation of the Placemaking Plan, that the need for student residences in the City substantially exceeds what can be provided on our campus. That point is correctly highlighted in the 'Flood Risk Sequential and Exception Test' report that accompanies the current application.

Following the examination of the Council's Placemaking Plan, the University is now embarking on a review of its Masterplan for the development of the campus to enable its sustainable growth and the enhancement of its existing facilities. The University has however, consistently highlighted to the Council the limited and ultimately finite capacity of the campus to accommodate further development in the context of the identified environmental constraints, even with the inclusion of the land that was removed from the Green Belt in 2007. Critically, the capacity falls some way short of that required to meet the University's identified development requirements, and as a consequence the University must prioritise the provision of further academic and research developments on Campus that are critical to the continued success of the University, and must for operational reasons be co-located with the existing services and facilities. The refusal of planning permission for the North Car Park simply compounds the on-campus capacity deficit given that alternative provision must now be made for (land-hungry) car parking, as is reflected in the current application for permanent retention of the East Overspill Car Park.

Having regard to the foregoing, it is apparent that, in the fullness of time, the proposals for the redevelopment of the 34-35 Lower Bristol Road will complement the University's own plans for the development of the campus. The proposals also acknowledge the City's support for economic growth of which the University is a key part, particularly in respect of allowing further research and additional post graduate engagement at the Claverton Campus

Yours faithfully



Martyn Whalley
Director of Estates