

**From:** BS3 Planning <bs3planninggroup@gmail.com>

**Sent:** 15 September 2025 19:12

**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

**Subject:** S628/2025/0115 110-112 The Assembly, East Street, Bedminster, Bristol, BS3 4EY

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I draw your attention to the Pre App advice we gave to Bristol Planning 28/10/24. Which had serious concerns for the development of The Assembly Pub into housing.

We were told that floors 1 and 2 would be maintained for commercial purposes, but this is not the case. The building has already been converted into flats, and is already occupied. I walked past it on my way home last week.

The Assembly Pub is an unlisted building of merit, within the Bedminster Conservation Area. This was the largest public/commercial building on East St, a street that has been designated as a primary shopping area, and selected as one of five places in England to join a new £2.5 million National Lottery funded pilot. The funded pilot will secure and revive buildings for long-term local benefit to encourage more money to stay local and help build the local economy through the recently established Bedminster Property Partnership.  
<https://www.eastbedminster.com/national-lottery-community-funding-to-help-put-bedminster-buildings-into-long-term-local-ownership/>.

Southville has an increasing population of students from the extensive newly built accommodation, we estimate an upward figure of 2500 units will be increasing the population of young people in the area.

We are concerned that the accommodation in The Assembly Pub as a large HMO will constitute a danger to women and particularly young people. A report by Secure by Design recommended access control systems and should be a condition of planning.

The report provided evidence of one year on East St of 431 cases of Anti Social Behaviour; 319 cases of violence; 200 theft. We know that HMO's are a source of cheap housing for single occupancy and used by transient vulnerable young men. I can testify to the fact that East St and the neighbouring roads like Warden Road and Herbert Street are not safe spaces at night. This is my route home to [REDACTED] from catching public transport from the centre.

There is general concern that too much is being shoe-horned onto the site - the heights of the buildings may be appropriate but the shape of the site means that though the bedrooms may have the minimum area required many end up being little more than corridors and the kitchenette next to Bed 3 is too small to operate safely

All bedrooms are single aspect - poor for ventilation and preventing overheating

The view from many of the bedrooms seems to be a blank wall 1 to 2m away.

As the Chair of a residents planning group, I am particularly disappointed by this application, it demonstrates a lack of vision, commitment to good design and shoddy housing. As a recent Councillor I understand very well the constraints that will push this application through but it was rejected in 2023, and it should be again.

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### **BS3 Planning Group**

The BS3 Planning Group is part of the NPN, Neighbourhood Planning Network an independent, voluntary, not for profit group that is working to get better community involvement in planning decisions in Bristol.

We act as a conduit for developers to have early discussions with the community, to identify local issues that affect or are affected by development proposals and advise how to involve the wider community in consultation most effectively. <http://www.bristolnbn.net/>

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