01 Introduction

01.01 Purpose of the Masterplan

The West of England Combined Authority's Regional Growth Strategy identified Bristol Temple Quarter (including St Philip's Marsh) as a major regeneration programme to help deliver housing and economic growth.

St Philip's Marsh presents an opportunity to transform a low-density industrial area into a mixed-use neighbourhood for Bristol.

The St Philip's Marsh Masterplan supports the delivery of the policies and aspirations set out in the emerging Bristol Local Plan (2026), herein referred to as the 'Bristol Local Plan', and helps guide responses to development applications within the Masterplan boundary.

Development at St Philip's Marsh will come forward over the coming decades. Coordinating that process is critical, so that development and supporting infrastructure are delivered together. This document sets a long-term spatial vision for St Philip's Marsh and provides guidance for cohesive development over the next 20 years, beyond the Local Plan period. Separate Design Code documents may be prepared at a later stage, alongside phases of development, for each character area.

The Masterplan was originally drafted and consulted on as a Supplementary Planning Document. Following changes to national planning legislation in 2026, it was progressed as a Masterplan. As a Masterplan adopted by Bristol City Council, it is a material consideration for applicants, consultees and Bristol City Council in the assessment of planning applications.

The Masterplan is not a standalone document and should be read in conjunction with other national and local planning policy, including the West of England Joint Waste Core Strategy (unless superseded). The emerging Spatial Development Strategy by the Mayoral Combined Authority should also be considered as it progresses. Where appropriate, references to local policies and guidance are provided.

This document provides applicants with further guidance on interpreting the Bristol Local Plan and on the parameters of supported, policy-compliant growth at St Philip's Marsh. Applicants should use the Masterplan as the starting framework for shaping development proposals, although it is not intended to be applied prescriptively. Alternative approaches that deviate from the Illustrative Masterplan will be supported where applicants demonstrate that the development complies with the Bristol Local Plan, does not undermine the comprehensive redevelopment of St Philip's Marsh, and achieves the Masterplan Principles set out in Chapter 04.

Structure of the Document
The Masterplan is structured as follows:

- **Chapter 02: Context** sets out the regional and local context of the site.
- **Chapter 03: Consultation and Engagement** sets out the engagement undertaken in relation to the Masterplan.
- **Chapter 04: Vision and Masterplan Principles** outlines the place-based vision for St Philip's Marsh.
- **Chapter 05: Character** provides guidance specific to the character areas identified in the Bristol Local Plan.
- **Chapter 06: Land Uses** identifies the acceptable land uses within the Masterplan boundary.
- **Chapter 07: Design Guidance** details the supplementary design guidance.
- **Chapter 08: Delivery and Infrastructure** details the delivery and infrastructure strategy supporting comprehensive regeneration.



Fig 01.01 St Philip's Marsh Masterplan location within Bristol

01.02 St Philip's Marsh Masterplan Boundary and Relationship to Existing Policy

This Masterplan promotes the comprehensive redevelopment of St Philip's Marsh into a mixed-use neighbourhood, transforming underutilised industrial land into a connected city quarter.

Key Objectives

Successful proposals will:

- Consider the St Philip's Marsh Masterplan as a material consideration.
- Demonstrate alignment with the Place Principles and the Bristol Local Plan.

Bristol Local Plan Policies:

DS2, DS3

The Bristol Local Plan identifies St Philip's Marsh and Bristol Temple Quarter as a sustainable location for future growth within Bristol City Centre. Policy DS3 'St Philip's Marsh' allocates the area for new homes, offices, industrial and distribution uses, student accommodation, retail and leisure development, and supporting infrastructure, services and community facilities.

The Masterplan primarily covers land allocated under Policy DS3. It also extends into part of the area allocated under Policy DS2 'Bristol Temple Quarter', so that the comprehensive redevelopment of St Philip's Marsh can be planned as a single city quarter. The boundary follows existing physical and geographical features, including the River Avon and the railway lines to the north and east.

Within the Policy DS3 area, the Masterplan seeks to deliver a minimum of 7,000 new homes, around 40,000sqm of office floorspace, and around 110,000sqm of warehouse and industrial floorspace. Within the part of the Policy DS2 area covered by the Masterplan boundary, a proportion of the 3,000 homes and 100,000sqm of office floorspace identified in Policy DS2 will also be delivered.

The land within the Masterplan boundary shown on Fig 01.02 is referred to as 'St Philip's Marsh' throughout this document.

Illustrations of the Masterplan area take into account only those developments that had begun construction on site by the first quarter of 2026. The approved development at Silverthorne Lane, including the school currently under construction, is treated as part of the fixed baseline.

The Masterplan supports the delivery of Policies DS2 and DS3, and provides further guidance on the site-specific interpretation of wider Bristol Local Plan policies. The full text of Policy DS3 is set out in the Bristol Local Plan.

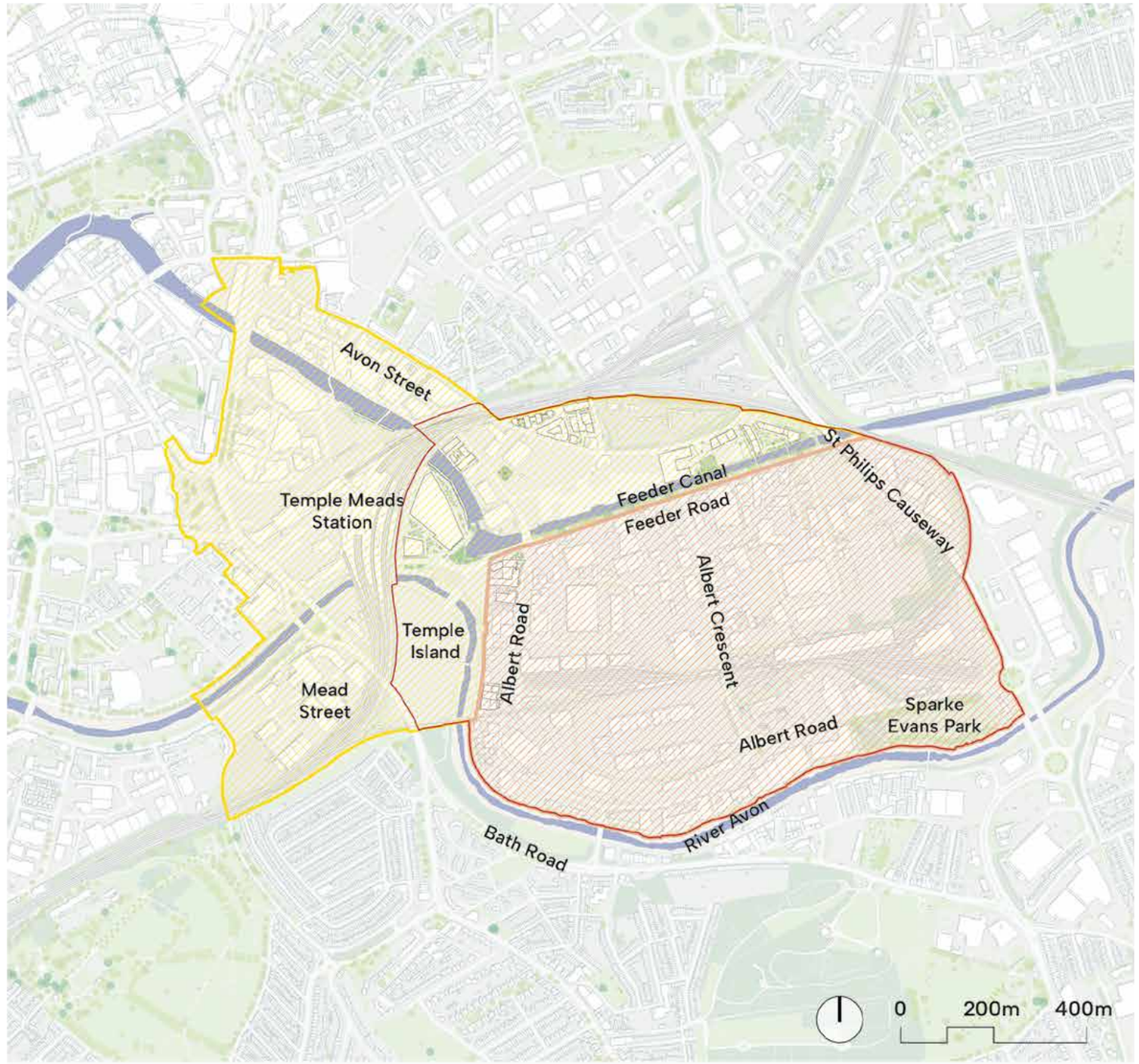


Fig 01.02 St Philip's Marsh Masterplan boundary in relation to Policy DS2 and Policy DS3 of the Bristol Local Plan

01.03 Using the Masterplan: A Guide for Applicants

This guide explains how to use the Masterplan when preparing a planning application within the masterplan boundary. The Masterplan is a material consideration in planning decisions. It carries weight through its adoption by Bristol City Council and its alignment with the Bristol Local Plan. Proposals which accord with this masterplan in full are likely to be considered policy compliant.

Applicants should firstly read Section 04.01 Vision Statement in Chapter 04, Chapter 02, and Chapter 03 to understand the vision for St Philip's Marsh, the context, and key topics raised during the public engagement process of this Masterplan. Once the vision and context has been understood, and before proposals are developed, applicants should then follow the steps set out in this guide.

The four steps here set out the suggested order in which to read and respond to the Masterplan. Applicants should work through these steps in sequence as proposals are developed.

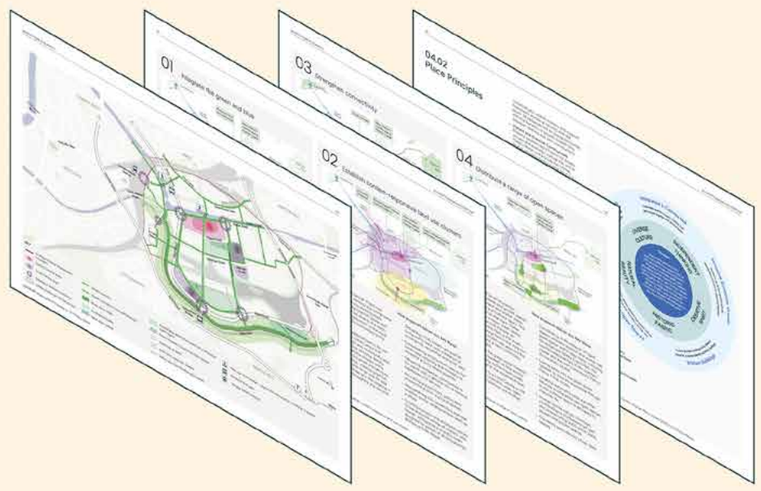
The document is intended to be read in this order to guide each development coherently, setting out what the place should become, how it should contribute to the emerging community, which uses are appropriate, and how it could be delivered. A proposal that adheres to these steps is well placed to demonstrate alignment with the Masterplan at planning application stage.

Step
1

Start with Masterplan Principles and Demonstrate Alignment

Chapter 04: Vision and Masterplan Principles
Applicants should begin with the Place Principles, the Key Moves, and the Masterplan Principles Plan in Chapter 04. Together they set the strategic structure of St Philip's Marsh: the movement network, the green and blue infrastructure, the open space hierarchy and the land use clusters that every proposal should work with. Demonstrating alignment with this framework, and with the Local Plan, is the first and most important test a proposal needs to meet to ensure comprehensive development. A proposal at odds with the framework will unlikely be supported, regardless of how well resolved it is in other respects.

Site-wide Implications



Step
2

Understand the Character Area

Chapter 05: Character
Chapter 05 identifies the extents of the defined character areas of St Philip's Marsh. Applicants should identify which character area their site falls within, and read the guidance for that area. This sets out the key elements that give each part of St Philip's Marsh its identity, role, built form, relationship to the waterfront and open spaces, and the qualities a proposal is expected to respond to. This chapter should be used to understand what a site should contribute to its surroundings.

Identity of Area



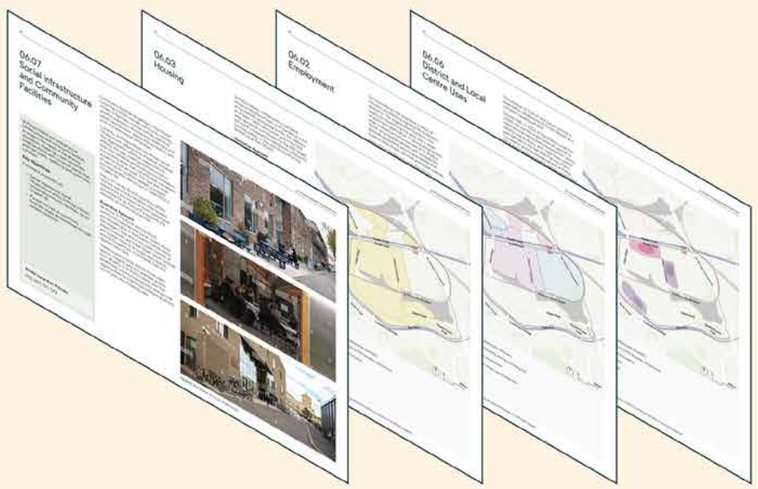
Fig 01.03 Steps applicants should follow to read and respond to the Masterplan

Step
3
Identify Acceptable Land Uses

Chapter 06: Land Uses

Chapter 06 identifies the land uses that are considered acceptable in each part of the site. Where more than one use is acceptable, proposals are encouraged to prioritise the provision of social and community infrastructure to ensure that the delivery of this infrastructure is secured for the masterplan. Following that, uses should be considered in accordance with the preferred uses within each defined character area. Other uses not expressly defined may be appropriate where they would not displace or interfere with the comprehensive delivery of a higher priority community, residential or employment use across the masterplan area as a whole.

Priority of Land Uses



Step
4
Apply Design and Delivery Guidance

Chapter 07: Design Guidance

Chapter 08: Delivery and Infrastructure

Chapter 07 sets out further design guidance and Chapter 08 describes the proposed delivery and infrastructure strategy. These chapters should be read to understand how the components of a proposal are expected to be delivered: the design quality expected, the standards that apply to particular aspects of the proposal, the infrastructure a proposal contributes to, and how delivery could be phased alongside neighbouring plots. This is where the strategic intent of the preceding chapters is translated into expectations at the scale of a building or development plot.

Detailed Considerations and Delivery

