06
Land Uses

06.01 Overall Land Use and Illustrative Land Use Plan

Policy DS2 Summary

- The provision of around 100,000sqm high quality offices and flexible workspace;
- At least 3,000 new homes;
- Education facilities, including a new campus for University of Bristol and associated student accommodation;
- Hotel and conference/convention facilities;
- Complementary retail and leisure uses;
- Infrastructure, services and community facilities.

Policy DS3 Summary

- Around 40,000sqm of high quality offices;
- Around 110,000sqm of industry and distribution premises, including provision for research and development and flexible workspace;
- At least 7,000 new homes;
- Student accommodation;
- Retail and leisure development;
- Infrastructure, services and community facilities.

Policies DS2 and DS3 of the Bristol Local Plan set out the acceptable land use types and quantums for St Philip's Marsh. These comprise offices, flexible workspace, industrial and distribution premises (including research and development), housing, student accommodation, hotel and conference/ convention facilities, retail and leisure development, and infrastructure, services and community facilities.

The Illustrative Land Use Plan shows how these uses could be distributed across the site in alignment with the policies above and the Key Masterplan Principles (see Chapter 04). Fig 06.01 sets out the overall distribution; Fig 06.03 focuses on ground floor uses and active frontages. Together they illustrate how different uses relate to open spaces, streets and surrounding development.

The Masterplan, as illustrated, translates the Key Moves and Place Principles into a development providing at least 7,000 new homes within the DS3 area, and a proportion of the target of the minimum 3,000 homes, in the Policy DS2 area, alongside 110,000sqm of industrial space, 40,000sqm of commercial space, community facilities and open spaces.

The following sub-sections set out the approach taken across each area of St Philip's Marsh.

Temple Meads Area, Silverthorne Island and Temple Island
Education and institutional uses cluster around the emerging University of Bristol TQEC, extending along Silverthorne Lane and Avon Street, with purpose-built student accommodation nearby to allow students and academics convenient access to the campus.

Closer to the Feeder Canal, offices and residential uses form a mixed-use area that brings activity throughout the day. Active frontages along the canal and on Avon Street can incorporate retail and leisure uses, extending activation into the evening. The emerging secondary school on Silverthorne Lane completes the canal's northern frontage. Temple Island accommodates residential, commercial and workspace uses, completing the mixed-use offer around Temple Meads Station.

North West St Philip's Marsh
The North West cluster is predominantly mixed-use. Offices, knowledge-based workplaces and some residential, with active uses at ground floor, line the Feeder Canal to form the District Centre. The location of the District Centre complements the University of Bristol TQEC campus on the north side of the Feeder Canal, with the canal acting as the spine of an emerging innovation and knowledge cluster.

Proximity to the new eastern entrance of Temple Meads Station provides connectivity to the wider city and region, and brings footfall to support the retail and community uses activating the canal frontage.

Further south, the cluster is residential-led, with residential blocks framing Chapel Park and a primary school facing the park to the west. East of Albert Crescent, a mixed-use transition zone bridges the North West and the employment-focused North East, with a Local Centre and Skills Centre on its eastern edge.

West of Albert Road, development takes advantage of its proximity to the university and Temple Meads Station, concentrating student accommodation and other residential uses along the River Avon.

North East St Philip's Marsh
The North East cluster is employment-focused, consolidating and intensifying industrial uses on the site. Stacked light industrial buildings concentrate to the west of the cluster, closer to the residential edge, while heavier standalone industrial buildings line St Philips Causeway to the east, away from residential uses.

South St Philip's Marsh
The South cluster is predominantly residential, maintaining continuity with the existing neighbourhoods of Totterdown, St Anne's and Arnos Vale south of the River Avon. A Local Centre forms around Fruit Market Park and Totterdown Bridge, with active ground floors providing space for everyday needs such as convenience retail and local services, and the bridge anchoring the connection to the southern neighbourhoods.

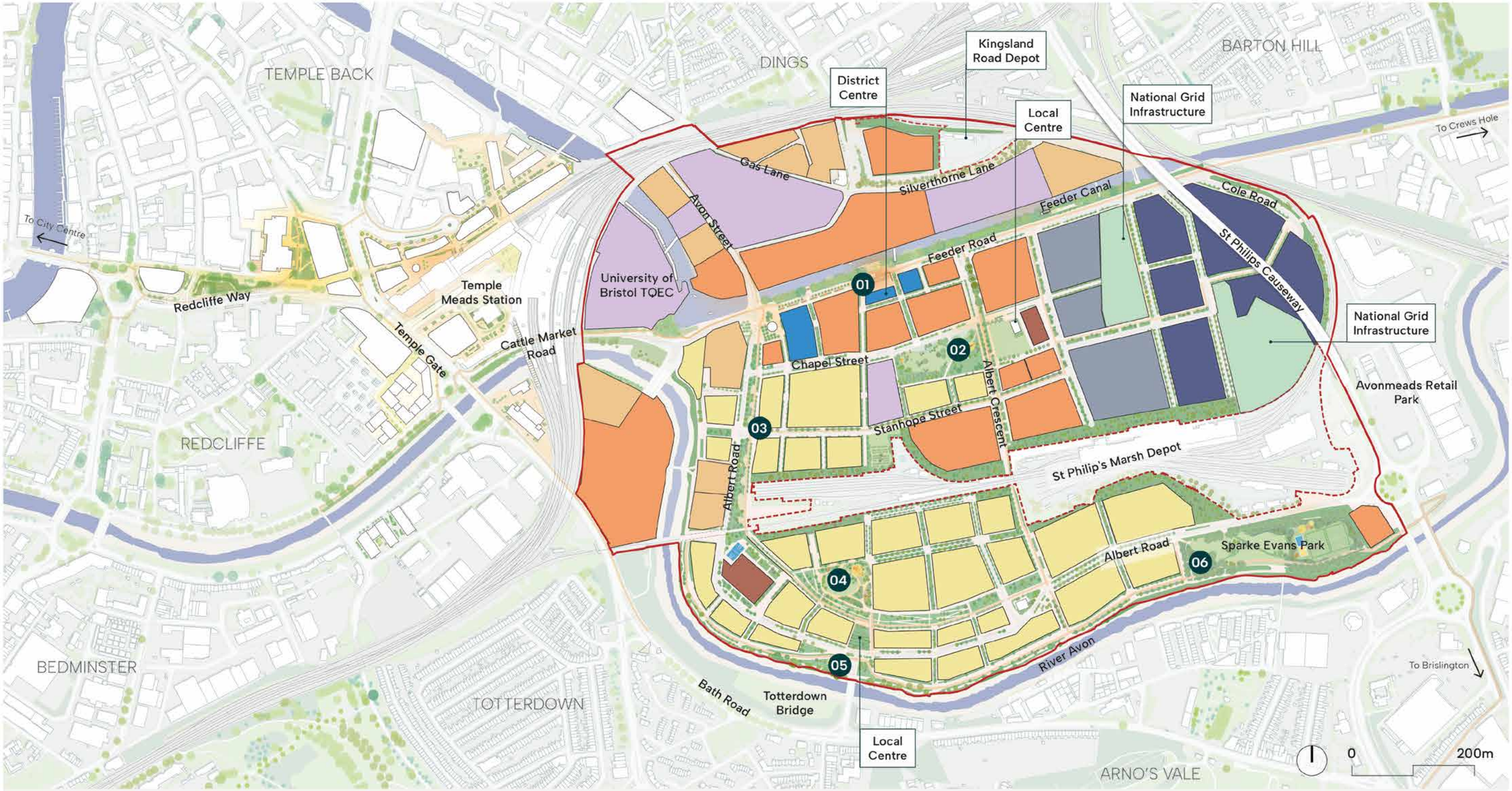


Fig 06.01 Illustrative distribution of land uses across St Philip's Marsh

Active Frontages, Retail and Community Uses
Active ground floor uses bring streets and spaces to life, providing natural surveillance, animating the public realm and supporting activity throughout the day. Community, retail and leisure uses should concentrate where they frame open spaces, principal routes and the District and Local Centres, supporting the wider public realm network.

Fig 06.03 sets out the ground floor strategy, with active frontages concentrated along the Feeder Promenade within the District Centre, in both Local Centres, around Chapel Park, Fruit Market Park and Sparke Evans Park, and along the principal routes that connect them.

In North West St Philip's Marsh, the District Centre along the Feeder Canal comprises retail, leisure, community and commercial uses at ground floor, with residential and office above. Activation of the railway viaduct arches on Oxford Street, Avon Street and Silverthorne Lane (01) carries the industrial heritage of the site into everyday neighbourhood life while animating the streets they front.

The Local Centre on Albert Crescent, east of Chapel Park, brings together a Skills Centre at ground floor with light industrial above (02). The Skills Centre links residents to training and employment in the trades and industries of the adjacent employment area.

In the south, the Local Centre on Albert Road is anchored by the locally listed Albert Road Corporation Garage (03), identified for a potential community/leisure use. The reuse of the Garage brings new life to this heritage asset and places it at the core of the neighbourhood, framing the new Fruit Market Park.

A community facility at ground floor of a residential building facing Sparke Evans Park is proposed as a community hub focused on environmental resilience and learning in nature (10), activating the open space and anchoring the park within the community.

Education
To the west of Chapel Park, a primary school (05) anchors the park. Two nurseries (06) serve St Philip's Marsh, one located to the south of Chapel Park, on Albert Crescent and the other located along Albert Road, benefiting from proximity to both the school and the District and Local Centres, allowing parents to combine trips on foot. The University of Bristol TQEC and the emerging secondary school are concentrated north of the Feeder Canal within the Silverthorne Lane Conservation Area.

Health
A healthcare facility (07), centrally located on the Feeder Promenade, serves both St Philip's Marsh and the surrounding neighbourhoods.

Transport Facilities
Two mobility hubs (08) serve the North East cluster, providing consolidated parking, cycle storage and electric vehicle charging for the wider employment area. A last-mile logistics facility (09) adjacent to St Philips Causeway consolidates deliveries for the neighbourhood, reducing delivery traffic on residential streets.

Energy and Utilities Infrastructure
One energy centre (04) is proposed to heat and cool the area through renewable means. Located in the North East cluster, adjacent to the Feeder Canal, it has the potential to use canal water for district heating.

Two primary substations (11) serve the neighbourhood, one in the North East cluster and one in the south-east.











Fig 06.02 Precedents of active ground floor and community uses

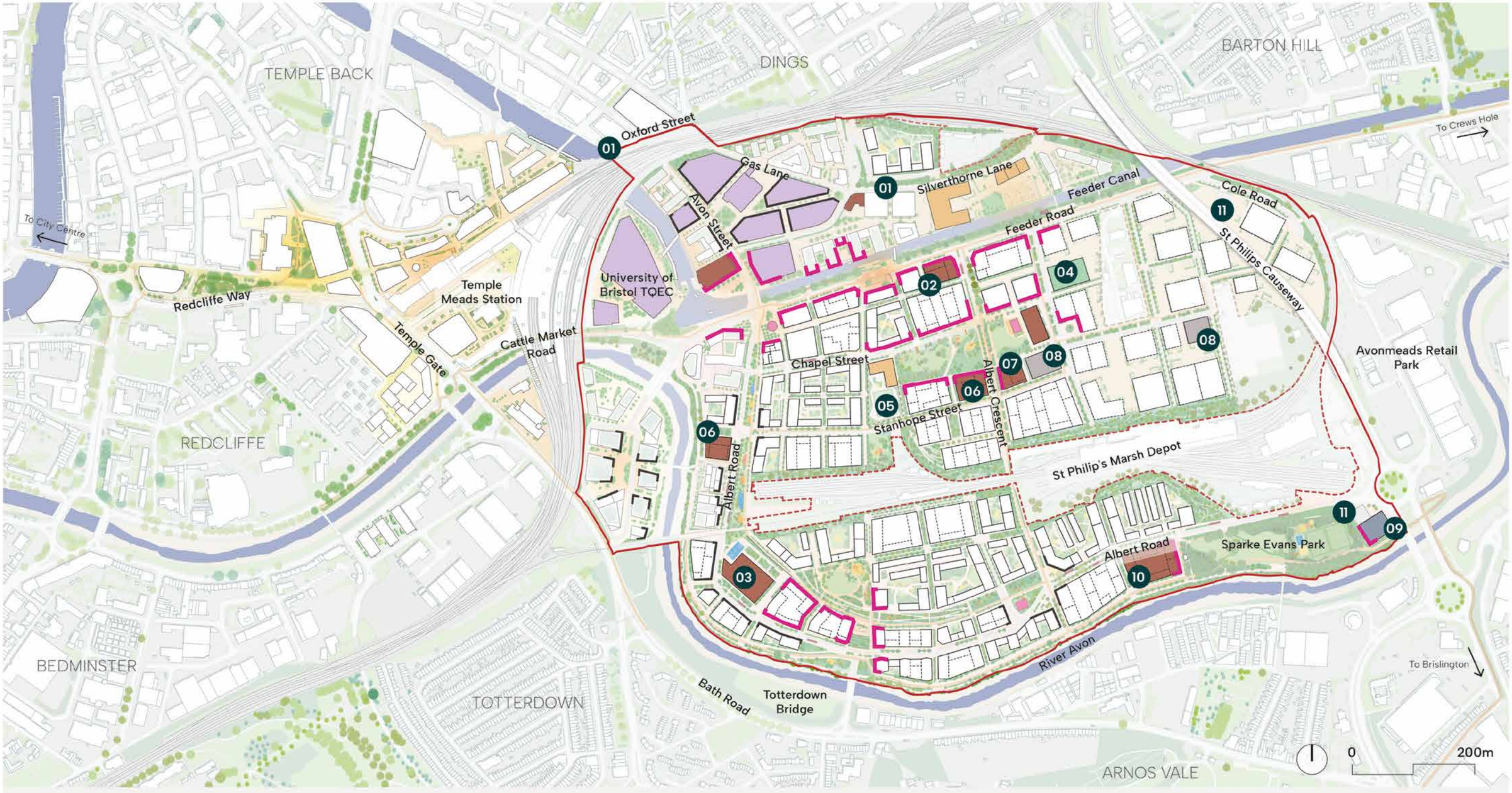


Fig 06.03 Illustrative active ground floor plan

06.02 Employment

St Philip's Marsh will reimagine the area's industrial history by introducing a diverse mix of employment uses, including a focus on industrial uses in the North East Character Area, and supporting the creation of a vibrant mixed-use neighbourhood.

Key Objectives

Successful proposals will:

- Steer employment-led and mixed-use development towards appropriate locations shown in Fig 06.04.
- Provide a range of new employment types in St Philip's Marsh to support the focus of office, innovation, research and industrial sectors, including:
- Deliver a minimum of 40,000sqm of new high-quality office (Class E(g)(i)) floorspace and a minimum of 110,000sqm of new industrial (Class E(g)(ii), E(g)(iii), B2 and B8 and other employment-generating uses) in the Policy DS3 area.
- Deliver a proportion of the target of 100,000sqm of office floorspace (Class E(g)(i)) in the Policy DS2 area.

Bristol Local Plan Policies:

DS2, DS3, E3

St Philip's Marsh has long been a place of industry, contributing significantly to Bristol's economy. The regeneration builds on this legacy by diversifying the area into a wider employment destination. A strong employment base is essential to the success of St Philip's Marsh as a neighbourhood, with workplaces generating daytime activity and footfall that support local shops, services and public spaces.

Policy E3 of the Bristol Local Plan supports this approach, allowing offices in Bristol Temple Quarter (Policy DS2) and at appropriate locations in St Philip's Marsh (Policy DS3).

Illustrative Approach

Employment uses concentrate in two locations: offices and workspace within the mixed-use cluster to the north-west, and industrial uses in the North East character area.

Offices are located in the mixed-use area along the Feeder Canal, opposite the University of Bristol TQEC campus and completing the emerging innovation and knowledge cluster described in Section 06.01. The adjacency to the university also creates the potential for an ecosystem where research, innovation and business support one another, with businesses of all sizes benefiting from access to talent and knowledge exchange, and graduates and academics having opportunities to grow locally.

Proximity to Temple Meads Station and to the established commercial cluster of Temple Back East strengthens this location as a place for new employment uses due to good transport connections with wider Bristol and the region.

In the North East character area, industrial uses are consolidated and intensified alongside large institutional uses serving the city and wider region. This location is well suited to these uses, away from the more sensitive residential areas to the west. Existing industrial uses on site are retained where appropriate, supporting continuity of activity and employment through the transition.

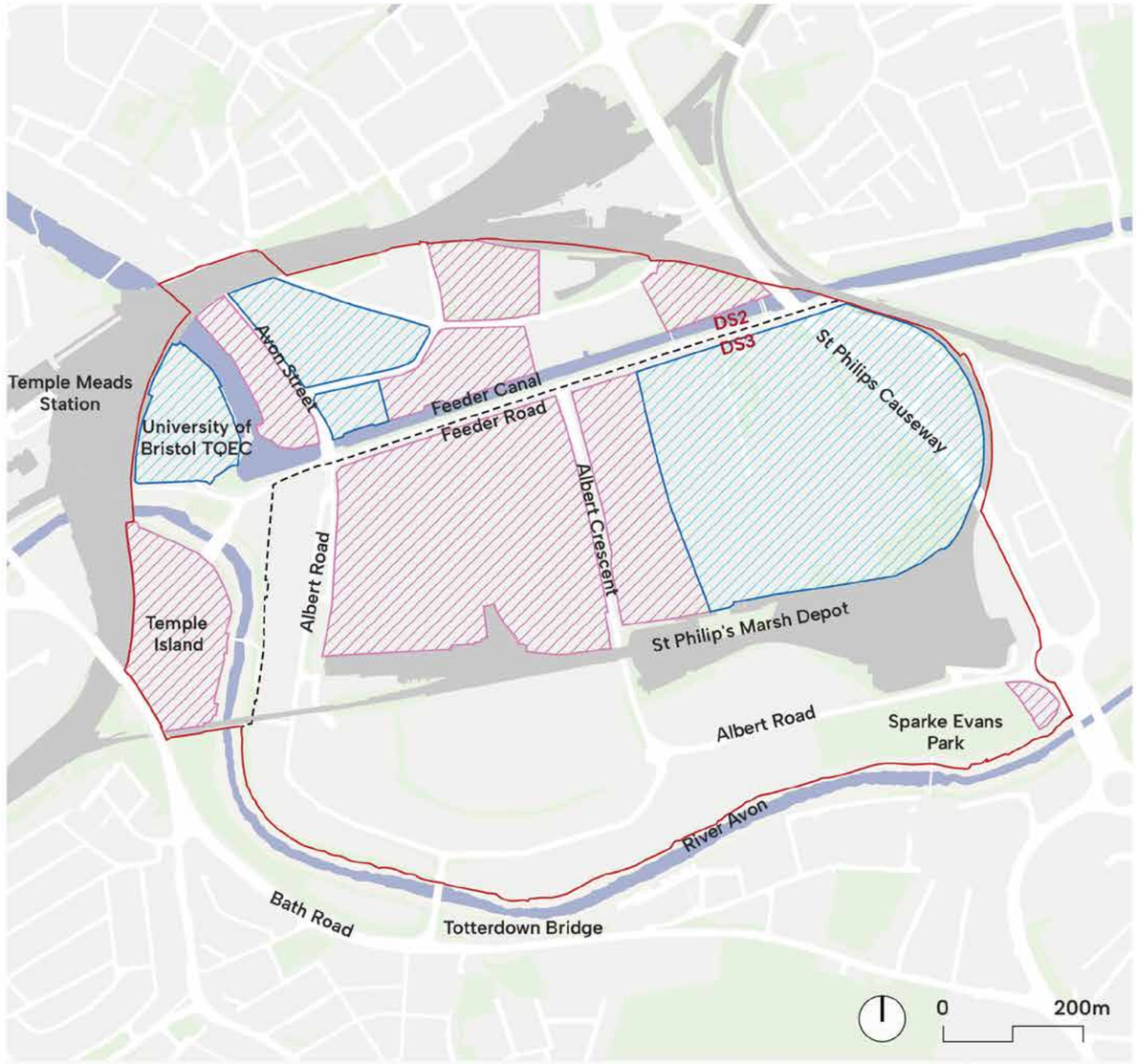


Fig 06.04 Diagram showing employment areas in St Philip's Marsh

Considerations

Industrial activity and creative industries

Retaining, intensifying and reimagining industrial activity is key to maintaining the area's economic diversity and providing employment for a range of skills and backgrounds. Bristol's creative and cultural economy is well represented in St Philip's Marsh, and the retention and growth of creative industries within the area is encouraged.

New ways of working require new building typologies. Stacked industrial formats, hybrid buildings and flexible workspace allow businesses to remain in St Philip's Marsh, while making efficient use of a constrained site. In mixed-use areas, lower floors should be market-facing to avoid vacancy or piecemeal fragmentation of active uses.

Affordable workspace is key to ensuring that small businesses, creative enterprises and community organisations can continue to operate in the area as it changes. Adaptable and accessible workspace supports a diverse business community and maintains the entrepreneurial character of St Philip's Marsh.

Design and street-level activation

Employment development, both office and industrial, should be sustainable and well designed, in keeping with the relevant character area guidance set out in Chapter 05. The ground floors of employment buildings should support street activation, with front doors on primary streets and uses accessible to the general public, such as retail or food and beverage outlets.

Workplace design should be inclusive at all stages, ensuring that people with disabilities or reduced mobility can use employment spaces without barriers. This also reduces the need for costly retrofitting to meet access requirements at a later stage.

Sustainability and digital infrastructure

Employment buildings should prioritise low-carbon construction, operational energy efficiency and adaptable design to extend building lifespan and reduce whole-life carbon, demonstrating alignment with Bristol's net-zero ambitions. Development should also accommodate current and future digital infrastructure, recognising that digital connectivity is essential to attracting and retaining businesses across all sectors.

Inclusive economic growth

The benefits of regeneration should be shared. Employment in St Philip's Marsh should be accessible to local residents and existing communities through skills development, training opportunities and clear pathways that enable residents to participate in the area's economic future.

Demonstrating Alignment

Planning applications should demonstrate how they contribute to the minimum office and industrial floorspace figures set out in Policies DS2 and DS3 of the Bristol Local Plan, and how they incorporate workplace design in keeping with the relevant character area. Alternative locations for industrial and office uses will be supported within the areas identified in Fig 06.04, subject to meeting the design and location requirements set out above and not undermining the comprehensive redevelopment of St Philip's Marsh.

Locating significant employment uses in South St Philip's Marsh would not be appropriate, as it would disrupt the creation of a coherent residential neighbourhood. Employment uses in the south would also be isolated from the wider employment cluster and would not benefit from the efficiencies of consolidation.

Residential uses will be supported in the areas identified primarily for employment where they would not be detrimental to the employment-led vision and where there would be no future impact on residential amenity. Employment uses proposed adjacent to existing or proposed housing should consider potential impacts on amenity and avoid adverse impact. New noise-sensitive development should not result in unreasonable restrictions on existing employment uses in St Philip's Marsh.

Where land identified for employment is no longer required for that purpose, residential or other uses may be acceptable, subject to demonstrating that the overall employment strategy for the area is not undermined.

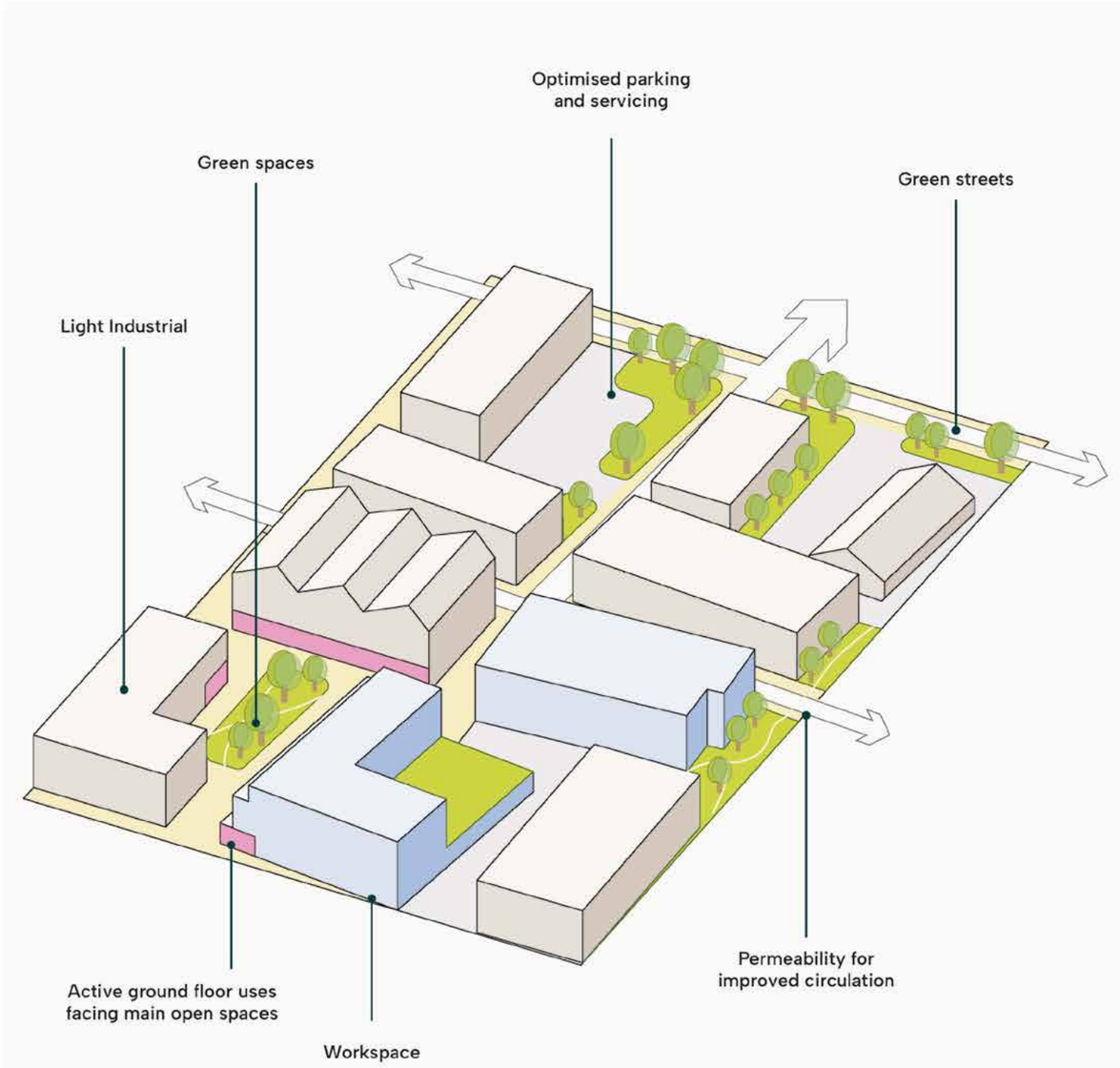


Fig 06.05 Diagram showing a diverse workplace offer within the employment area

06.03 Housing

St Philip's Marsh will introduce new residential uses, supporting the transition to a vibrant, mixed-use neighbourhood that provides high-quality homes for all.

Key Objectives

Successful proposals will:

- Steer residential-led development towards appropriate locations shown in Fig 06.06, and in proximity to services and transport infrastructure where amenity can be preserved.
- Provide a mix of types, sizes and tenures of homes to meet local needs.
- Deliver a minimum of 7,000 new homes (Use Class C2 and C3), including affordable housing, in the Policy DS3 area.
- Deliver a proportion of the target of the minimum 3,000 homes, in the Policy DS2 area.

Bristol Local Plan Policies:

DS2, DS3, H1, AH1, H4, NZC1, NZC2, H8, DPM1, H9

St Philip's Marsh will become a complete, inclusive neighbourhood, with homes for a mix of households and backgrounds. The delivery of at least 7,000 new homes within the DS3 area, alongside contribution to the DS2 target, will make a substantial contribution to Bristol's housing supply, in line with Policy H1 of the Bristol Local Plan.

Illustrative Approach

Residential uses are concentrated in the north, west and south of St Philip's Marsh. These locations sit closer to the city centre and Temple Meads Station, supporting connectivity and mobility, and creating continuity with the existing neighbourhoods of the Dings to the north and Totterdown to the south. Residential development in the north and west also brings the population needed to support the commercial and mixed-use area along the Feeder Canal, anchoring it as an active part of the wider city.

Considerations

Access to amenities and sustainability

Homes should be situated in areas with good access to open space, services, public transport and social infrastructure. The Masterplan distributes residential development to ensure that new and existing green spaces and water bodies (Sparke Evans Park, the River Avon and Feeder Canal) are within a five-minute walk.

All residential development should be designed to high sustainability standards, minimising carbon emissions in line with Policies NZC1 and NZC2 of the Bristol Local Plan.

New buildings should be climate-responsive, prioritising low-carbon materials and efficient building systems. Residential development should ensure adequate daylight, sunlight and ventilation in line with BRE 209, and provide access to private or communal outdoor amenity space such as balconies, gardens or shared courtyards.



Fig 06.06 Diagram showing areas primarily for housing in St Philip's Marsh

Inclusive design

Inclusive residential development will be supported, providing equality of access and opportunity in its layout and design, in line with Policy DPM1 of the Bristol Local Plan. All residential development should be accessible and wheelchair-adaptable, in line with Policy H9. Early-stage consultation with disabled people and those with lived experience of access barriers is encouraged as part of pre-application processes. Embedding inclusive design from the outset will deliver better outcomes for all residents and reduce reliance on retrofitted solutions.

Where residential development includes shared communal spaces such as courtyards, roof terraces or entrance lobbies, proposals should demonstrate that long-term management and maintenance arrangements are in place. Well-managed communal spaces are essential to quality of life and accessibility for all residents over time.

Activation and overlooking

Residential development should activate and overlook streets and public spaces. Front doors and primary windows should be located on primary streets to support footfall, natural surveillance and safety. Retail and food and beverage uses on the ground floor, will be supported in the locations highlighted in Fig 06.03.

Housing mix and tenure

St Philip's Marsh will offer housing choice, with a range of dwelling types, sizes and tenures (see Policy H4 of the Bristol Local Plan) that reflects the diversity of Bristol's population, prioritising the delivery of family homes.

Proposals should embrace mixed typologies within individual plots and across the wider neighbourhood, supporting different household compositions and creating varied streetscapes. Family housing in particular should be located in areas with good access to open spaces, schools and other social infrastructure. Further considerations on housing typologies relating to density can be found in Section 07.13.

Co-living is appropriate as part of the housing mix but is unlikely to be supported as a dominant typology. Concentrations of co-living within one area should be avoided to maintain diversity of uses within the neighbourhood.

Affordable and intergenerational housing

Proposals should demonstrate that they provide the maximum proportion of affordable and inclusive housing deliverable, in line with Policy AH1 of the Bristol Local Plan. Tenure-blind proposals, with affordable units distributed evenly across schemes as far as is feasible, will be supported.

Provision for intergenerational living and housing suitable for an ageing population is encouraged, in line with Policy H8.

Demonstrating Alignment

Planning applications should demonstrate how they contribute to the minimum target figures for homes set out in Policies DS2 and DS3 of the Bristol Local Plan, and how they contribute to a range of house types and tenures in keeping with the relevant character area. The delivery of homes will be monitored by the Local Planning Authority to ensure the right types, sizes and tenures are provided.

Alternative locations for residential will be supported within the areas identified in Fig 06.06, subject to meeting the design and location requirements set out above and not undermining the comprehensive redevelopment of St Philip's Marsh.

Residential uses are unlikely to be acceptable on the north-eastern boundary of the site, where it adjoins the existing employment area, the elevated railway lines and St Philips Causeway. The presence of these uses would diminish residential amenity, and the location would be isolated from the wider residential neighbourhoods of St Philip's Marsh.

Non-residential uses may be suitable in the locations identified in Fig 06.06 where they would not be detrimental to the character area-specific vision in these locations (see Chapter 05) and would accord with all other relevant policies.









Fig 06.07 Precedents of aspirational housing schemes

06.04 Purpose-Built Student Accommodation (PBSA)

St Philip's Marsh will incorporate an appropriate level of purpose-built student accommodation, supporting the transition to a vibrant, mixed-use neighbourhood that responds to its proximity to the University of Bristol.

Key Objectives

Successful proposals will:

- Support purpose-built student accommodation on its own merits, steered towards appropriate locations identified in Fig 06.08.

Bristol Local Plan Policies:
DS2, DS3, H7, DPM1

PBSA is essential to the long-term success of TQEC. Locating accommodation for students and academics within the area ensures the campus functions as a complete academic community, with students living close to where they study, near the city centre and connected to Bristol's wider university estate.

Illustrative Approach

PBSA is concentrated north of the Feeder Canal, close to the TQEC campus and to Temple Meads Station. From here, students are within walking distance of their faculties, can travel easily by rail, and are connected to the daily life of the District Centre.

Considerations

Management and neighbourhood integration

Proposals should demonstrate how management arrangements, occupation conditions and any institutional nomination agreements ensure the accommodation works as an integral part of the neighbourhood.

Over-dominance of student accommodation should be avoided, and the cumulative impact alongside co-living on the mix and balance of the local community should be considered when assessing proposals.

Design and street-level activation

Student accommodation should integrate with the neighbourhood rather than appearing isolated or inward-looking. Welcoming, legible entrances and communal spaces should relate positively to surrounding streets, with ground floors providing activity, natural surveillance and visual interest in place of blank frontages, servicing areas or back-of-house functions. Where feasible, communal amenities should be accessible to the wider community.

Upper floors should be articulated to avoid repetitive façades, and the scale and massing of development should respond to the surrounding context, with careful consideration of neighbouring buildings, daylight and wind impacts.

Inclusive schemes will be strongly supported, in line with Policy DPM1 of the Bristol Local Plan. Early engagement with disabled people and those with lived experience of access barriers should embed inclusive design from the outset.

Demonstrating Alignment

Planning applications should demonstrate how they contribute to the needs of relevant higher education providers in terms of quantity, type and quality, complying with Policy H7 of the Bristol Local Plan. Alternative locations may be supported where they meet the design and location requirements set out above, are in close proximity to the university and Temple Meads Station, and do not undermine the comprehensive redevelopment of St Philip's Marsh or the delivery of other uses.

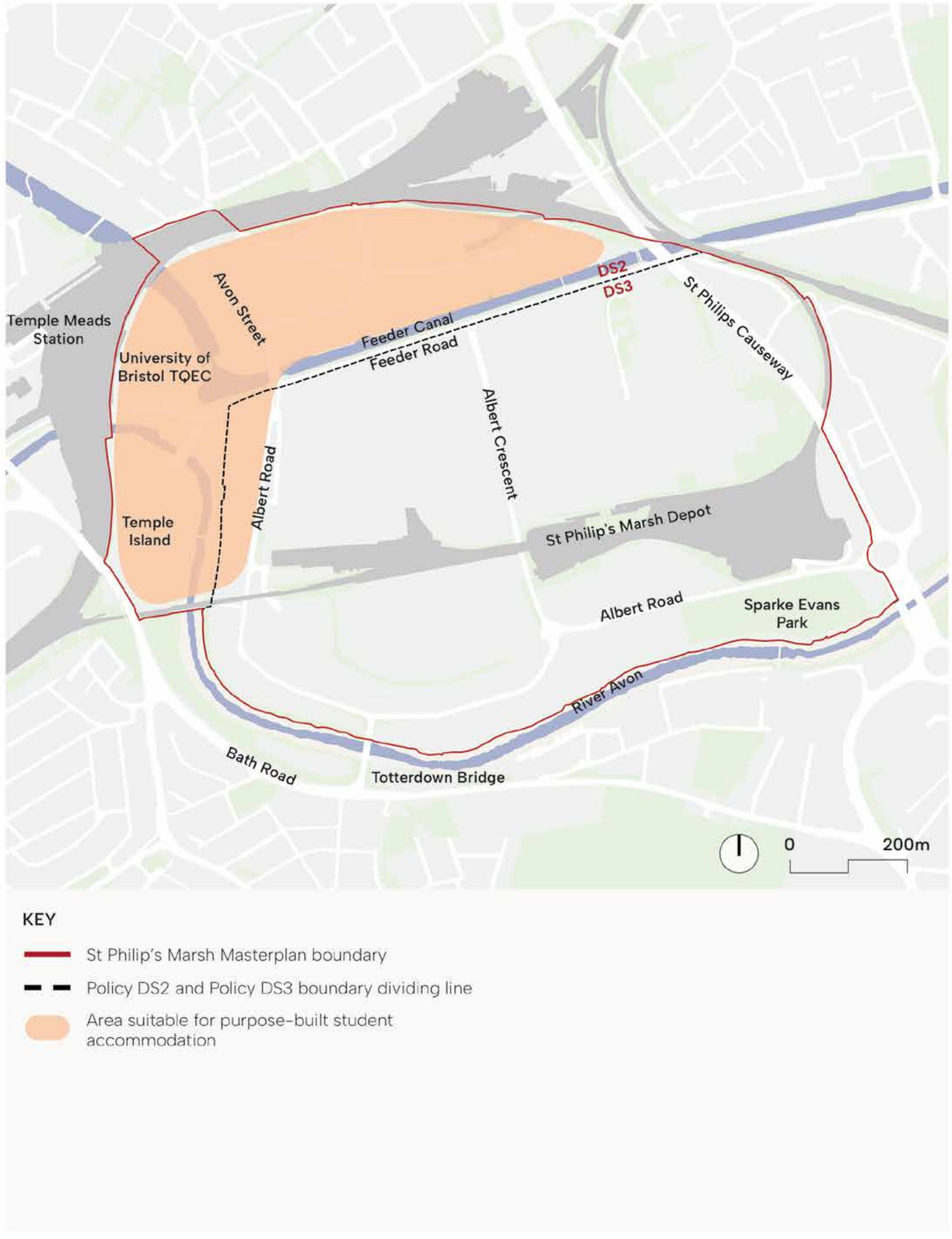


Fig 06.08 Diagram showing areas suitable for Purpose-Built Student Accommodation in St Philip's Marsh

06.05 Infrastructure Safeguarding

St Philip's Marsh will safeguard areas of existing transport facilities, such as transport depots, where appropriate.

Key Objectives

Successful proposals will:

- Safeguard land utilised for existing transport facilities (see Fig 02.16), as identified in Policy T2A of the Bristol Local Plan.
- Consider the redevelopment of safeguarded existing transport facilities where it is demonstrated that the infrastructure is no longer required.

Bristol Local Plan Policies:

T2A

Policy T2A of the Bristol Local Plan safeguards land required for potential future transport and movement infrastructure, ensuring it is not prejudiced by other development.

Illustrative Approach

St Philip's Marsh Depot occupies a significant portion of land within the area. The Masterplan does not propose the depot's redevelopment, but supports the principle of redevelopment in the future if Network Rail confirms the land is no longer required for transport purposes. Its redevelopment would unlock substantial opportunities for the neighbourhood. Until then, the depot remains safeguarded under Policy T2A.

Considerations

Should the depot be released for development, residential-led or workplace development would be supported. The scale of the site offers the potential for a significant number of new homes or employment floorspace, and any development should integrate with the surrounding character areas and enhance connections to the wider neighbourhood.

Redevelopment would also present the opportunity to deliver an east-west linear park, bringing the character areas together and contributing to the network of green infrastructure across the area, supporting biodiversity and ecological connectivity.

Redevelopment would also need to re-establish street continuity across the railway, linking the depot site north and south to the existing street network of the surrounding area. New routes through the site would significantly improve permeability and offer the potential to deliver new Active Travel connections to wider Bristol via the Avoiding Line Avon Bridge south of Temple Island.

The depot is a defining part of St Philip's Marsh's industrial identity. Future redevelopment should respond to this heritage, retaining key elements of railway infrastructure where feasible and incorporating references to the site's railway history within the design of buildings, public spaces and landscape.

Demonstrating Alignment

Planning applications for the redevelopment of existing transport facilities safeguarded under Policy T2A of the Bristol Local Plan will need to demonstrate that the existing facility is no longer required. Residential-led mixed-use development will be supported if and when the safeguarded transport infrastructure is redeveloped.

Development on plots adjacent to the depot should be designed to safeguard future connections and not preclude the depot's redevelopment. This includes maintaining the potential alignment of new streets and routes that would link the depot site to the wider neighbourhood once released.







Fig 06.09 Precedents of railway regeneration

06.06 District and Local Centre Uses

St Philip's Marsh will establish vibrant District and Local Centres as the focal point of the mixed-use neighbourhood, concentrating key amenities, services and community uses to meet day-to-day needs.

Key Objectives

Successful proposals will:

- Create walkable and attractive District and Local Centres in St Philip's Marsh which meet the day-to-day needs of local residents and employees.
- Propose uses which contribute to the vibrant mixed-use District and Local Centres, supporting the vitality and viability of the centre.
- Incorporate active frontages within the District and Local Centres.
- Consider residential uses on the upper floors of the town centre uses without compromising residential amenity.
- Consider opportunities for multi-functional uses for footfall-generating activities, such as markets.

Bristol Local Plan Policies:

DS3, SSE1, SSE2, SSE3, SSE4

The creation of District and Local Centres is essential to establishing St Philip's Marsh as a complete neighbourhood.

Policies SSE1 to SSE4 of the Bristol Local Plan set out the importance of centres in meeting local needs and ensuring their vitality, viability and diversity, with main town centre uses defined in the National Planning Policy Framework. Policy SSE1 states that the development of new centres may be appropriate within areas of growth and regeneration.

The Masterplan proposed three new centres as illustrated in Fig 06.10 which are deemed appropriate in scale, design and location to provide services, facilities and a community focus within St Philip's Marsh.

The District Centre and the two Local Centres will become focal points for community life, building on the emerging identity of St Philip's Marsh and bringing distinct character to each cluster. Together they form a hierarchy that supports the neighbourhood at multiple scales: a destination District Centre drawing activity from across the wider city, and Local Centres meeting daily needs within a five to ten-minute walk from home.

The District Centre is a destination, with retail, restaurants, bars, community facilities and services that support activity throughout the day and into the evening. Where evening and night-time uses are proposed alongside residential on upper floors, careful consideration should be given to noise, ventilation and servicing arrangements to protect residential amenity.

Local Centres play a more local role, accommodating services and community facilities that meet daily needs at neighbourhood scale.

Illustrative Approach

The District Centre is located in the North West cluster, along the Feeder Canal and close to Temple Meads Station and the city centre. It sits at the entrance of St Philip's Marsh from the city centre and the station, drawing visitors from across Bristol while serving the new

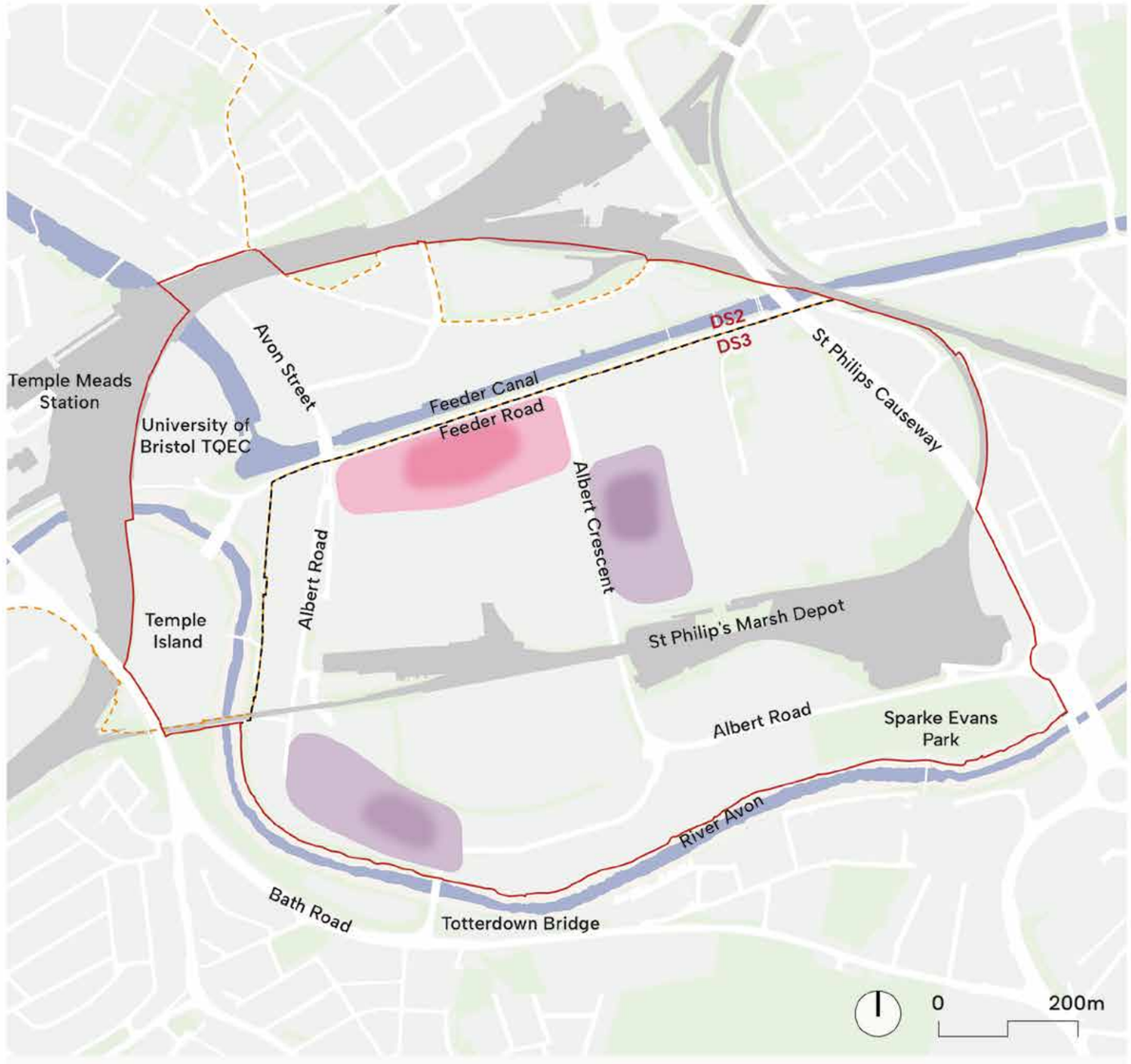


Fig 06.10 Diagram showing the district and local centres in St Philip's Marsh

residents around Silverthorne Lane and the existing community of the Dings to the north. Proximity to the emerging University of Bristol TQEC campus and the new eastern entrance of Temple Meads brings footfall throughout the day, while the canal frontage carries the historic infrastructure of the canal into the heart of the new neighbourhood.

The two Local Centres are positioned on Albert Crescent and Albert Road, both principal routes across St Philip's Marsh, and at sufficient distance to serve the whole Masterplan area. The Local Centre on Albert Crescent, east of Chapel Park, serves the residential neighbourhoods to the west and the employment area to the east. The Local Centre on Albert Road, in the south, anchors the southern residential cluster and connects it to the existing neighbourhood of Totterdown across the River Avon.

Considerations

Design quality

Centres should be designed as walkable destinations served by safe and convenient walking and cycling routes. Buildings, streets and public spaces within the centres should be of high design quality, with materials, scale and detail that respond to the character of each cluster.

The public realm within and around the centres should be designed to support social gathering, dwelling and play, with high-quality paving, street furniture, lighting and tree planting.

Active frontages should open onto generous footways and public spaces, with seating, shade and shelter integrated into the streetscape.

Soft landscape, including street trees and SuDS features, should be incorporated to support biodiversity, manage surface water and improve the experience of the public realm.

Inclusive access

All centres should be designed to be fully accessible, ensuring that people with disabilities or reduced mobility can move through and use these spaces without barriers, in line with Policy DPM1 of the Bristol Local Plan. Step-free access, legible wayfinding and accessible ground floor uses are essential.

Retail diversity and local businesses

A range of unit sizes and tenures should be provided to support a mix of independent and local businesses alongside larger operators.

Affordable and adaptable retail units help small businesses and community organisations establish a presence within the centres and contribute to the distinct character of each cluster. Concentrations of identical use types should be avoided to maintain a varied and resilient retail offer.

Servicing

Servicing, deliveries and waste collection should be managed to minimise conflict with pedestrians and cyclists, particularly along active travel routes and within key public realm.

Meanwhile uses

Meanwhile uses within or adjacent to the centres are encouraged in the early phases of development to establish activity and a sense of place before permanent uses are fully occupied. Further guidance on meanwhile uses is set out in Section 06.09.

Demonstrating Alignment

Planning applications for centres, or for proposals including new centres, should demonstrate that they are of a scale, design and location consistent with meeting local needs, and should not undermine the vitality and viability of existing centres within or near the regeneration area in line with Policy SSE1.

Once the District and Local Centres have been established within St Philip's Marsh, applications for main town centre uses proposed outside these centres will need to comply with the sequential test set out in Policy SSE4 of the Bristol Local Plan. Subject to the scale of use and location, submission requirements should be discussed with the Local Planning Authority.













Fig 06.11 Precedents of district and local centres

06.07 Social Infrastructure and Community Facilities

St Philip's Marsh will embed social infrastructure and community facilities to support the needs of the growing population, fostering a well-connected neighbourhood with inclusive spaces that promote health, wellbeing and community cohesion.

Key Objectives

Successful proposals will:

- Deliver appropriate social infrastructure within St Philip's Marsh, including community facilities, as per Chapter 08.
- Prevent the loss of community facilities unless demonstrated through suitable evidence.

Bristol Local Plan Policies:

DS2, DS3, CF1, CF2

Community facilities as defined in the Bristol Local Plan include community centres, childcare facilities, cultural venues, places of worship, education and training, healthcare and social care facilities, sports and recreation, and civic and administrative facilities.

Currently, St Philip's Marsh has limited social infrastructure, reflecting its industrial character. The regeneration offers an opportunity to address this gap, creating facilities to serve both new residents and existing communities in surrounding areas that currently lack convenient access to local services. The type and scale of community facilities needed to support the regeneration are set out in Tab 08.01 in Chapter 08.

Policy CF1 of the Bristol Local Plan requires community facilities to be located where there is a choice of travel options and accessible for all. Policy CF2 supports the retention of community facilities.

Illustrative Approach

As shown in Fig 06.01 and Fig 06.03, community facilities and social infrastructure are concentrated in the District Centre along the Feeder Canal and in the Local Centres on Albert Crescent and Albert Road. Other facilities are located close to principal open spaces, around Chapel Park, Fruit Market Park and Sparke Evans Park.

These locations bring activity to key open spaces, support safe and walkable access from all parts of St Philip's Marsh and from established communities beyond, and provide opportunities for linked trips combining school, community and shopping uses.







Fig 06.12 Precedents of social infrastructure

Considerations

Design and character

The design of social infrastructure should respond to the character of St Philip's Marsh, with each facility contributing to the identity of the cluster it serves. Where possible, the repurposing of listed buildings and existing buildings of architectural interest is encouraged, recognising that these structures embody the industrial heritage of the site and provide distinctive settings for new community uses.
Community uses at ground floor level within new developments are supported, particularly where they front open spaces and key public realm, where future management arrangements are in place.

Sport England's Active Design guidance should be referenced when considering the provision of sports and recreation facilities.

Early delivery and placemaking

Community facilities can play a particular role in placemaking during the early phases of development. The early delivery of a community space, school or healthcare facility can establish a sense of identity and belonging before the neighbourhood is fully built out, providing an anchor around which the community can form.

Long-term stewardship and governance

Long-term arrangements should be in place for the management of community assets, working with recognised cultural anchor organisations or stewardship bodies to support continuity and resilience.

Community governance models should be explored to give local people a meaningful stake in the management of community assets.

Cooperation across landowners is encouraged to ensure that meaningful community and social infrastructure spaces are delivered across the regeneration area, rather than being fragmented or duplicated across individual plots.

Inclusive design and sustainability

All community facilities should be designed to be fully accessible and inclusive, ensuring that people with disabilities or reduced mobility can use these spaces without barriers, in line with Policy DPM1 of the Bristol Local Plan. This is particularly important for public-facing buildings serving the whole community.

Community facilities should be designed to high sustainability standards, demonstrating best practice in low-carbon construction and operational efficiency in line with Policies NZC1 and NZC2. As prominent buildings within the neighbourhood, they have a role in setting a benchmark for subsequent development.

Long-term maintenance and whole-life costs should be considered, ensuring that facilities remain fit for purpose and financially sustainable for the organisations and communities that manage them.

Demonstrating Alignment

Planning applications for social infrastructure and community facilities should demonstrate how they meet the needs of the local community, are accessible by walking, cycling and public transport, and align with the character of the cluster they serve.

Applications that result in the loss of social infrastructure or community facilities should demonstrate compliance with Policy CF2 of the Bristol Local Plan. Other applications that do not include social infrastructure should set out how potential future residents would access provision in the local area.

Alternative locations will be supported, subject to meeting the design, need and location requirements set out above and not undermining the comprehensive redevelopment of St Philip's Marsh.







Fig 06.13 Precedents of community uses and social infrastructure

06.08 Education

St Philip's Marsh will deliver education provision within the Masterplan area to serve the growing residential population.

Key Objectives

Successful proposals will:

- Deliver a new primary school within the Area of Search indicated in Fig 06.14 and in line with the Bristol City design requirements.
- Deliver appropriate education provision and contributions (see Chapter 08).

Bristol Local Plan Policies:

DS2, DS3, CF1

As the residential population grows and family homes are delivered, convenient access to primary schools will be essential.

Illustrative Approach

The Masterplan locates a primary school in the North West cluster, adjacent to Chapel Park and close to the District Centre and other community facilities. This central location supports families to combine the school run with everyday errands within the daily routine.

The school's setting next to Chapel Park supports outdoor learning and connects children with the green and blue infrastructure of St Philip's Marsh.

The school is accessed from Stanhope Street, a low-traffic street with an active travel corridor, with a bus stop on Chapel Street nearby, ensuring safe and convenient access by active travel and public transport.

Considerations

Locating the school within the area of search shown in Fig 06.14 and adjacent to a park would be acceptable. An area of search identifies a zone where the use is potentially suitable, ensuring flexibility in delivery while securing locational principles.

The area of search ensures that the primary school is within a 15-minute walk of all residential areas, supporting Active Travel and reducing reliance on car journeys for the school run.

The school should be well connected through active travel routes and public transport, and close to local facilities and services. Routes to school should be safe, legible and well overlooked, with particular attention to crossings and junctions with vehicular streets.

Development proposals should demonstrate efficient use of land while meeting Bristol City Council's requirements and national guidance for quality, capacity and design standards.

The sustainability, accessibility and inclusive design principles in Section 07.16 and Section 07.17 apply equally to education development.

Demonstrating Alignment

Planning applications for new education provision will be supported in locations accessible by active travel and public transport and of a high-quality design. Alternative locations within the area of search (Fig 06.14) will be supported, subject to meeting the design and location requirements set out above.

The secondary school off Silverthorne Lane is under construction (shown in Fig 06.14); no additional secondary school is proposed within the Masterplan area. Further details on secondary school contributions are set out in Chapter 08.



Fig 06.14 Diagram showing areas suitable for new primary school in St Philip's Marsh

06.09 Cultural and Meanwhile Uses

St Philip's Marsh will embrace cultural and meanwhile uses as a catalyst for activation and transition, introducing flexible spaces that support creativity, a sense of place and community during the area's evolution into a mixed-use neighbourhood. Bristol City Council's Public Art Commissioning Toolkit and Public Art Strategy should be followed for the latest guidance on process and expectations around commissioning public art.

Key Objectives

Successful proposals will:

- Activate vacant or underutilised space at early phases of development, subject to not prejudicing long-term development.

Bristol Local Plan Policies:

SSE5

Cultural Uses

The retention of existing cultural uses and their integration into new development is encouraged, ensuring that established creative activities and communities can remain part of the neighbourhood as it evolves. The reuse of listed buildings and existing buildings of architectural interest for cultural purposes is supported, recognising that these structures embody the industrial heritage of St Philip's Marsh and provide distinctive settings for creative activity.

Cultural uses at ground-floor level within new developments are supported, particularly where they front public realm and contribute to active streetscapes.

Cultural Commissioning

St Philip's Marsh has the opportunity to become part of Bristol's wider public art legacy. Cultural commissioning across the neighbourhood should draw on Bristol City Council's Art and the Public Realm programme, contributing to the local identity and distinctiveness of each character area, from the industrial heritage of Silverthorne Lane and Gas Lane to the waterside setting of the Feeder Canal and River Avon. Opportunities for art should be sought through the design of buildings and the public realm from the outset, rather than added once schemes are largely complete. Parks and the public realm should be treated as a platform for artists and cultural activity, drawing on Bristol's creative identity.

Commissions may be permanent or temporary, and should be site-specific or community-specific, invest meaningfully in artists and the creative process, and be grounded in a deep understanding of St Philip's Marsh's physical, social and cultural context. They should be developed collaboratively between design teams, delivery partners and the communities they serve, reflecting the area's history and the people who have lived and worked here.

Bristol City Council's Public Art Commissioning Toolkit and Public Art Strategy set out the process and expectations for cultural commissioning, and the Art and the Public Realm Bristol website (aprb.co.uk) provides examples of past and current commissions across the city to draw on.

Meanwhile Uses

The phased nature of comprehensive development, taking place over a number of years, creates opportunities for meanwhile uses to bring activity, identity and place to St Philip's Marsh during the transition.

Meanwhile uses establish early destinations, build the emerging neighbourhood's identity, and provide affordable space for artists, makers and community organisations to establish a presence and contribute to the area's evolving character. Local communities should be involved in shaping the design and programming of meanwhile uses.

Meanwhile uses should be time-limited, with clear expectations around duration, reinstatement and transition to permanent development. Temporary structures should be designed using low-impact, reusable or recyclable materials, in line with Bristol's net-zero ambitions. Vacant and yet-to-be-developed plots also offer the opportunity for temporary green spaces, play areas and outdoor recreation.

Demonstrating Alignment

Planning applications for cultural and meanwhile uses should demonstrate that the proposals do not constrain potential future development coming forward on the site, enhance the local character and amenity of the area, safeguard the amenity of nearby residents, and do not result in unacceptable traffic conditions or obstruction of active travel routes.







Fig 06.15 Precedents of cultural and meanwhile uses in Bristol