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## Old Market Quarter Neighbourhood Development Plan

### Introduction

Bristol Civic Society applauds the Old Market Community Association (OMCA) for finding the energy and commitment to produce such a considered and well-produced document.

We keep our comments brief on the *policies*, as it is a late stage in the process. We make relatively few comments on the *projects*, on the basis that these will be subject to further consultation in due course.

BCS would ask to be consulted should the Inspector propose amendments to the policies.

### Policies (section 7)

If OMRA and the Council intend laymen to read this document, there is a strong argument for listing the relevant council planning policy documents that provide context for the NDP's proposed policies, to avoid the need to cross-reference, perhaps together with a few words explaining how each policy complements or enhances the corresponding council planning policy – this would benefit both developers and the community, and would draw out the distinctiveness of the policies. (This suggestion is not the same as the statement of conformity in the OM NDP 'Basic Conditions Statement'.)

#### 1. Getting around better

Policies T3/T4 aim to protect car parking space, and may sometimes conflict with policies T1/T2. The conflict is not addressed.

#### 4. Protect and enhance streets and open spaces

Policy E3 on development adjacent to open space seems to go further than DM17, but feels unrealistic. Is it reasonable to expect all such development adjacent to open spaces “to protect and improve their setting”, and not to “harm the character, setting, accessibility or amenity value of these spaces” in any way ? Any such development will have an impact on the adjacent open space, and there may be an element of harmful impact. Might it be necessary to offset limited harmful impact on the open space by other benefits ?

### Projects

#### *Project PR1 – Old Market Street.*

It would be worth considering the approach used on Whiteladies Road, where green islands and road surfacing make the road more pedestrian-friendly and easier to cross at other than formal crossing points.



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Continuous tree lines to pedestrian routes cannot always be achieved so way-marking with groups of trees is valuable. Moving west, the additional tree lines shown on the routes into and on the new Castle Park area are welcome.

We look forward to the imminent cycleway/walkway amendment to Old Market roundabout. We also look forward to the draft proposals for the Old Market/St Lawrence Hill axis currently being drawn up by the Council, and will comment further at that stage.

*Project PR6 - Eastern Gateway to Castle Park.*

There are mixed views in the Society on whether the green space regained from the ambulance site creates significant amenity benefit in its location, being at one corner of an existing green space but not enjoying the same attractive surroundings as the rest of the green space. It is accepted that green space is under-represented in the NDP area, but this addition on the area's edge is not in the most beneficial place. Can more 'pocket parks' be created in the whole Old Market area?

*Temple Quarter Enterprise Zone (TQEZ)*

The links to TQEZ could have more emphasis.