



## Old Market Quarter Neighbourhood Development Plan Examination – Summary of Representations

The Old Market Quarter Neighbourhood Development Plan was submitted to Bristol City Council for independent examination on 3 February 2015. The Plan was published for consultation by Bristol City Council between 9 February and 23 March 2015 and representations received were passed to the examiner for consideration.

Representations were submitted by the following<sup>1</sup>:

- Tim Belsten.
- Bouygues Development (Agent: Savills).
- Bristol City Council.
- Bristol Civic Society.
- Bristol Pubs Group.
- Coal Authority.
- English Heritage<sup>2</sup>.
- Harmsworth Pension Fund Trustees Ltd (Agent: Indigo Planning).
- Highways Agency.
- Marine Management Organisation.
- Mr T Martin.
- Old Market Manor Ltd.
- Regen SW.
- South West Transport Network<sup>3</sup>.
- Martyn Trowbridge.

**Tim Belsten** expressed support for the plan but made some comments on Policies B2 and B4 and on Appendices 2 and 3, including visual clutter from advertising signs and "future-proofing" the restoration of historic buildings.

The submission for **Bouygues Development** mainly concerned Policy C14 and Project PR 6 relating to the ambulance station site and Castle Park. Objection was raised to these parts of the plan on several grounds, including conflict with national and local planning policy.

**Bristol City Council** objected to Policy C14.9 on the ground that it was not consistent with the recently adopted Bristol Central Area Plan Policy BCAP 37 (site KS05), which also related to land at or near the ambulance station site. The council said that references to this site should be removed

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<sup>1</sup> This list is in alphabetical order of surname or organisation name, using the names as stated in the representations.

<sup>2</sup> Now named Historic England.

<sup>3</sup> The written statement submitted on this body's behalf was also described as "with Bristol Gay Village Org and Ian Beckey (Transport for Greater Bristol Alliance)".

from aspirational projects TR1 and PR6 and the medium-term aims in Chapter 9. The council also made various observations about the clarity of the plan, the status of the "Projects", and the map of building quality.

**Bristol Civic Society** applauded the plan but submitted comments on various aspects including Policies T3, T4 and E3 and Projects PR1, PR6 and links to the Temple Quarter Enterprise Zone.

**Bristol Pubs Group** (also apparently known as Bristol & District Pubs Campaigning Group) viewed the Neighbourhood Plan as one which could support the 15 pubs currently trading in the area.

**The Coal Authority** referred to past mining activity but indicated that mining legacy features should not preclude development allocations in the plan.

**English Heritage** were pleased to note that the historic character of the plan area was identified as an important theme and that previous comments had been noted. English Heritage also said they rely on the City Council to ensure that development would not harm heritage assets.

**Harmsworth Pension Fund Trustees Ltd** made submissions about the aims of the plan and about Policies T1, B1 and C8 with particular reference to the provision of accommodation for students. Amended wording was suggested.

**The Highways Agency** said they saw no evidence that the effects of the plan proposals on traffic movements in the area had been tested; the Agency sought reassurance that difficulties will not be caused to traffic to and from the M32, and expect to be consulted to ensure that issues such as road safety are properly considered when future proposals come forward.

**The Marine Management Organisation** had no specific comments.

**Mr T Martin** put forward criticisms and objections about various aspects of the plan, including the Vision, Policies T1, T2, B2, B4, B5, C2, C3, C4, C6, C7 and the site-specific policies C8-C14. The essence of Mr Martin's objections was that these aspects of the plan were unclear, not in compliance with national policy guidance, over-prescriptive, inflexible, unjustified, or flawed in other ways.

The representation by **Old Market Manor Ltd** was primarily a description of the aims of this company in providing office and workshop space.

**Regen SW** expressed disappointment that the plan did not mention "renewables", energy efficiency, or district heating.

**South West Transport Network** referred to what they described as "LGBT issues" and the night-time economy, and were concerned that economic pressures may push out the gay community. It was also considered necessary to maintain a transport hub on Old Market Street and to protect the area's historic architecture.

**Martyn Trowbridge** commented on cycling issues and suggested that Old Market should have segregated cycle lanes.