

BRISTOL LOCAL PLAN

The city council wishes to thank all the people of Bristol who were involved in planning the future of our city by making comments on the formulation of this Plan.

After five years of debate involving consultation, a public local inquiry and modifications, the Bristol Local Plan was adopted on December 16th 1997.

The Plan consists of this written statement and a separate Proposals Map.

For further information, please contact

Strategic and Citywide Policy Team
Directorate of Planning, Transport and Development Services
Brunel House
St George's Road
Bristol BS1 5UY

Telephone: 903 6723 / 903 6724 / 903 6725 / 903 6727

Produced by:

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PREFACE

The Bristol Local Plan was formally adopted in December 1997 after a long and lively debate involving many thousands of local people and numerous organisations with a stake in the city's future. Bristol now has up to date statutory planning policies covering the whole city. This Plan will guide development up to 2001 and form the basis for a review taking Bristol into the 21st Century.

The Plan sets out to protect open space, industrial land, housing, shopping and local services and to promote the quality of life for all the citizens of Bristol. It puts in place strategies to regenerate key areas of the city – most notably the city centre, Avonmouth and South Bristol – and it establishes a set of policies by which to judge new development proposals. These policies seek to make sustainable development a key requirement and at the root of the Plan is the desire to tackle the city's transport problems such as congestion and related pollution.

The Plan's innovative agendas on transport, shopping and housing were ahead of their time and therefore in part controversial when originally proposed, but national guidance on these issues now back Bristol's stance. The Government inspectors who considered objections to the Plan at the public local inquiry were supportive of our approach: in about 80% of site objections the city council's evidence was supported.

Many of the proposals originally included in the draft Plan are now coming to fruition. In the transport field Park and Ride sites have been implemented, rapid transit studies for the Bradley Stoke to City Centre line are progressing, new cycleways have been constructed and many pilot schemes have started using electric and gas buses and providing computerised information on road corridors (Bath Road A4) regarding congestion, pollution and journey times. Strenuous efforts are being made to encourage greater use of public transport in place of the private car.

Key regeneration schemes are under way: at Avonmouth, a major Honda development; in South Bristol a leisure complex at Hengrove Park and employment opportunities at Filwood; and in the city centre, a world-class mix of leisure, commercial, residential and retail development at Harbourside and Temple Quay. Furthermore, the first phases of a project to transform The Centre (the area outside the Bristol Hippodrome) into a major new pedestrian space will be completed by the end of the Plan period. Housing in the city centre is now an attractive option to investors, endorsing our defence of residential sites at the public inquiry.

I am confident that by the end of the Plan period Bristol will have consolidated its position as an attractive regional capital offering an outstanding quality of life and enjoying a growing reputation in the UK and Europe.

The Bristol Local Plan has been a collaborative effort involving many individual, community and business interests in the city. Although the Plan has been adopted, the challenge is not over. It is now important to ensure that the Plan is kept up to date and that the council and all those who contribute to development in Bristol carry forward the initiatives set out in this Plan into the first decade of the new millennium.



Councillor Helen Holland

Chair: Planning, Transport and Development Committee

September 1998

ADOPTED BRISTOL LOCAL PLAN DECEMBER 1997

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CHAPTER 10

LEISURE

*"TO PROMOTE OPPORTUNITIES FOR LEISURE, SPORT, CULTURE AND
TOURISM FOR ALL TO ENJOY"*

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10.1 INTRODUCTION

The Broad Scope of Leisure

- 10.1.1 This Chapter of the Plan covers a broad range of inter-related recreation, sport, tourism and cultural services under the umbrella of leisure uses and facilities. It embraces pursuits both passive and active, informal and formal recreation, indoor and outdoor sports activities held in public and private facilities. There are strong connections with the Natural Environment and Community Services Chapters of the Local Plan. For a city the size of Bristol, there is an under-provision of sport and recreation. There is also a shortage of local facilities in the outer estates of the city.

Leisure and Recreation Facilities Accessible for All

- 10.1.2 The city council's leisure and recreation policies have been devised to meet the widest possible range of users' aspirations, recognising that different groups have different requirements. A particular theme of this Plan is to improve the accessibility of facilities for those sections of the population who currently under-participate in leisure activities, for example, women, minority ethnic groups, school-leavers, disabled people, unemployed people, elderly people, including those aged 50+ and children.
- 10.1.3 Accessibility needs to be considered in the provision of all leisure activities – sports, use of open space, tourist attractions, cinemas, theatres, pubs and restaurants. The issues which must be addressed are the design, safety and transport associated with physical accessibility; the provision of ancillary facilities such as toilets, creches, childrens' play areas, shops and cafes; good management to ensure best use of the facility and appropriate pricing policies; and promotion of educational policies which reach all groups.
- 10.1.4 To achieve greater participation in sport and leisure activities this promotes the fullest use of existing facilities in schools, higher educational establishments and private companies and clubs. Recent legislation concerning local management of schools, suggests there is a largely untapped resource here for shared use. Head teachers and governors who now manage schools will be encouraged to open up their facilities to local use and thereby maximise the enormous potential of educational resources.

Providers

- 10.1.5 The Directorate of Leisure Services covers the arts, parks and recreation work of the city council. It is intended that a Leisure Strategy will be published to show how the Policies of this Plan will be implemented.
- 10.1.6 The need for co-ordination of the resources available to the public, private and voluntary sectors is paramount and the partnership between these sectors to secure leisure development will be vital.

10.2 POLICY CONTEXT

- 10.2.1 PPG17 entitled 'Sport and Recreation' notes the growing awareness of the importance of all kinds of sports and recreational facilities in urban areas and recognises the particular concern felt by many communities that open spaces should be protected from development. The overriding theme of the guidance is that Local Authorities should be seen to be actively promoting the development of sport and recreation in the widest sense; to enable people to participate in sport, whether as players or spectators, and to encourage the provision of a wide range of opportunities for recreation so that people can choose which suits them best. Such opportunities, it goes on to say, should be available for everyone, including the elderly and disabled people, for whom access to facilities is especially important. Finally the advice advocates that all playing fields, both public

and private, should normally be protected, except where existing sports and recreation facilities are retained and enhanced through the development of a small part of the site, alternative provision of equivalent community benefit is made available, or in areas where there is an excess of sports pitch provision, taking into account the recreation and amenity value of such provision.

- 10.2.2 PPG21 on Tourism highlights the importance of tourism in generating economic activity and new job opportunities. It also recognises that a prosperous tourist industry often depends on achieving a high quality environment, and can act as a catalyst for environmental protection and enhancement. The over-riding theme of the guidance is to protect natural, historical and architectural features which serve as attractions to tourists, and to consider positively and promote ways in which new developments can be facilitated, and strengthen the base of the tourist industry.
- 10.2.3 The Structure Plan emphasises the need to ensure there is a range of open space provision in urban areas and states that where there exists a deficiency in public open space provision, proposals for the development for other uses of land utilised as, or suitable for, public open space, will normally be resisted.

10.3 OBJECTIVES

- 10.3.1 *To protect, wherever appropriate, existing open spaces, parks and buildings which serve or last served a recreational purpose.*
- 10.3.2 *To improve the amount, quality and accessibility of recreational open spaces and associated buildings.*
- 10.3.3 *To retain existing and encourage the provision of new and improved leisure, sports and tourism facilities, including the provision of centres of excellence serving both regional and local needs.*
- 10.3.4 *To enhance and increase the accessibility of existing visitor attractions and associated facilities and to promote new opportunities for visitor attractions throughout the city.*
- 10.3.5 *To encourage the provision of arts, cultural and entertainment facilities to meet the needs of residents, workers and visitors alike.*

10.4 POLICIES

Open Space: Protection of Playing Fields and Recreation Grounds

- 10.4.1 The term 'leisure activities' encompasses a wide range of both formal and informal pastimes, hence the land-use requirements vary from vast areas of open space to built structures. In attempting to provide a suitable range of leisure facilities to meet the demands of all residents and visitors in Bristol, the city council will aim to resist the irreversible loss of leisure use sites and buildings to alternative forms of unrelated development, and wherever possible increase the leisure infrastructure in the city in terms of quality, quantity and accessibility. In particular the city council is concerned about the protection of existing playing fields, and formal outdoor facilities. However, it should also be recognised that such facilities often also provide valuable amenity space which is enjoyed by local residents, in providing setting to, and relief from, the built environment. Bearing this in mind, when such facilities cease to be required for their original purpose, it does not automatically mean they should be developed for other uses, as they may be able to meet the growing need for open space in the wider community in providing open space for more informal leisure pastimes (*see also Policy NE1*).
- 10.4.2 Like the city council, Central Government attaches great importance to the retention of open space in urban areas. In the city, throughout the 1980s there has been a significant loss; 18.5 hectares (45.8 acres), of playing fields, both public and private, to other uses. The removal of such facilities, which not only provided sporting opportunities but contributed to the greening and

general amenity of the environment, has generated much concern amongst the public and the city council, since the loss of playing fields and open space to built development is irrevocable. In most cases arguments have been put forward that the private sports fields are no longer required, either because demand from the established user has evaporated or replacement facilities are being provided. This is considered to be a blinkered and short-term analysis of playing pitch demand for the following reasons:-

- (i) Even if replacement facilities are offered, these are usually on the fringes of the built-up area where they are not so accessible to existing users. The trend increases dependence on a car for access to and from sports facilities and there is a loss of urban green open space which in itself has an amenity value.
- (ii) Although older established company playing fields may be less well used due to a decline in those industries, the sites should be retained to meet the demands of new businesses, smaller sports clubs and the public in general for recreation provision and amenity value.
- (iii) In the case of school playing fields, they should also be protected and opened up to wider community use. Local management of schools is encouraging schools to maximise income from shared use. There is a possibility that pupil numbers will increase again in the future, and also a further need for playing fields may arise due to changes in the National Curriculum.
- (iv) Loss of open space increases the claustrophobic effect of many densely built inner city areas and reduces the contribution to general amenity which such areas provide.
- (v) Increasing evidence suggests that people need to be encouraged to take up more active recreation for the sake of their own health; if facilities are lost this will not be possible.

10.4.3 Having established the key policy aim of protecting existing open spaces it is then important in this Local Plan to make an assessment of the need for open spaces, both to have a base against which to assess and defend losses of existing open space and to calculate future requirements.

10.4.4 The calculation of land requirements for open spaces has always been one of the most complex and difficult problems in urban land use planning. The need for many of the facilities and landscape amenities is relatively intangible in the form of latent demand which may only become apparent when sites are under threat from development. There are no direct indicators such as market forces or waiting lists which would allow a reasonably accurate measurement of requirements.

10.4.5 Some guidance for local authorities in assessing playing pitch requirements and developing local policy has now been provided in a document "*The Playing Pitch Strategy*" published in April 1991 jointly by the Sports Council, the National Playing Fields Association (NPFA) and the Central Council for Physical Recreation.

10.4.6 More recently "*The Six Acre Standard*" publication provides guidance for minimum standards regarding all types of outdoor playing space. The Strategy recommends the adoption of a minimum standard for outdoor playing space of 2.43 hectares (six acres) per 1,000 population. Within this standard it is advised that between 1.65-1.85 hectares (4.0-4.5 acres) should be available for formal recreational space, for youth and adult use.

10.4.7 Included within this category the following facilities should be taken into consideration:-

- (i) Facilities such as pitches (eg Football, Cricket, Hockey, Rugby), greens (eg Bowls), courts (eg Tennis), athletic tracks and miscellaneous sites, such as croquet lawns and training areas owned by Local Authorities, whether at County, District or Parish level.
- (ii) Facilities described in (i) within the educational sector and which, as a matter of practice and policy, are available for public use.
- (iii) Facilities described in (i) which are within the voluntary, private, industrial and commercial sectors, and serve the leisure needs for outdoor recreation of their members, or the public.

10.4.8 The Sports Strategy, currently being prepared by the Leisure Services Directorate, will identify all the formal recreational facilities within the city, and furthermore the community's needs for such facilities. Based on this information, and the guidance produced by the NPFA, there is approximately 1.6 hectares (3.8 acres) of formal outdoor playing space per 1,000 population within the city boundaries. In recognition of the fact that the level of provision fails to meet the minimum recommendations of the NPFA, it is proposed that all maintained open space which provides opportunities for formal recreational activities should remain predominantly in a leisure use. Therefore, Policy L1 seeks to give protection to all outdoor sports facilities, and also any associated recreational buildings.

L1 Development resulting in the unacceptable loss of playing fields and recreational open space will not be permitted unless:-

- (i) Loss of the land/property forms part of a larger scheme for the development of recreational open space serving the needs of the local community; or
- (ii) compensatory open space of an equivalent community benefit is to be provided in the same locality;
- (iii) In the case of the partial development of an existing site, those facilities are accommodated and/or enhanced by such proposals.

Implementation: Through public and private partnerships and initiatives and the development control process.

Open Space: Children's Play/Amenity Space

10.4.9 Children require a range of formal and informal play spaces across the city. These need to be easily accessible by safe routes, well designed and maintained. As well as providing opportunities for children's play areas, these amenity spaces are equally as important for others, for instance provision of general seating areas.

10.4.10 Guidance from the National Playing Fields Association (NPFA) indicates that toddlers' play areas should be located within 150 metres of family dwellings, and the standard provision for junior play areas is suggested as within 400 metres of every household. Both levels of provision should be accessible without having to cross a main road. This standard was endorsed by the Open Spaces in Bristol Report produced in 1984 and also in this Local Plan.

10.4.11 Within the 'six acre standard' strategy produced by the National Playing Fields Association, there are guidelines concerning the provision of children's play areas. The Guidance recommends between 1.5–2 acres of play space per 1,000 population, split between formal and informal space. The city council respects the NPFA guidance but recognises that its application will need to respond to factors such as local needs, based on projected child population, the suitability of sites, and the existing supply of facilities and play space.

10.4.12 Measured against the standards, most of the city's residential areas are deficient in play areas. With further restrictions on local authority spending, it is now vital that all new developments, especially housing, include the appropriate level of play/amenity space. In cases where it is necessary but not practical to meet the recommended guidelines on site, financial assistance will be sought to implement the facilities off site, enhancing the existing quality of local facilities whenever possible. In some cases it will be appropriate to meet both standards within one site.

10.4.13 The National Playing Fields Association have set target figures for play provision which establishes play guidelines for local authority housing. The city council believes these targets are equally appropriate to private housing and will, therefore, use them as the basis to achieve play/amenity space within private housing developments. The NPFA recommendation is six to eight square metres, split between formal and informal play space. See Policy Advice Note 1: Residential Guidelines (8) for design guidelines.

L2 Planning applications for residential development of 10 or more units or on sites of more than 0.1 hectare, will be considered against the standard level of provision of informal and formally maintained play space of 0.8 hectares per 1000 people. In determining the need and form of open space provision, account will be taken of the following:-

- (i) The type of housing proposed;
- (ii) Existing facilities in proximity to the development;
- (iii) Other community benefits being provided as part of the proposal.

Where the need for such provision is established, the location of the facility should ensure that:-

- (a) no dwelling is more than 150 metres from a designated play area for pre-school children and no more than 400 metres for primary school children; and
- (b) the play area is located safely.

Arrangements will be sought with the developer to make suitable provision for the maintenance of new play facilities within housing development, for a period of ten years from the date of occupation of the majority of dwellings to which they relate.

Implementation: The Development Control process, with private development and community based initiatives. Where it is appropriate and practicable both levels of provision will be accommodated within one site.

Greenways: Walking and Cycling

10.4.14 Walking and cycling are key elements in a strategy for enhancing leisure provision because they are the most popular of all leisure activities, providing an inexpensive recreational pursuit which can be enjoyed by people of all ages and incomes. In order to achieve this objective, and in doing so improving links between and access to, parks and open spaces, leisure and community based facilities, employment areas, residential estates and the open countryside, the city council will attempt to safeguard a network of appropriate off-road routes.

10.4.15 In 1979 the city council introduced the concept of providing trunk walkways and cycleway routes, and it is from this initiative that the aim to provide citywide Greenway links was established. It is envisaged that such routes will follow natural features, such as hill ridges and river valleys, but routes may also be accommodated alongside major roads or in disused railway corridors. It is intended that, wherever possible, routes will be segregated to avoid any conflict between walkers and cyclists. The routes will be suitable for leisure trips and commuting within the city, in doing so, contributing to the movement objectives of this Plan (*see Chapter 5: Movement*). RPG10, PPG17, PPG13 and the Structure Plan state that plans should include proposals for the use of former railway lines and promote cycleways and pedestrian routes. Financial support from the Millennium fund also reinforces the commitment towards this approach.

10.4.16 To date the city centre to Staple Hill route, which continues to Bath, the Avon Gorge route and part of the Malago Greenway route in south Bristol have been implemented. There are also improved cycle routes in the city centre. The continuing implementation of high quality, well landscaped routes, with adequate signposting is considered imperative if the environmental objectives of this Plan are to be achieved. Furthermore, Bristol's strategic location makes it an ideal starting point

and destination for several of the long-distance footpaths in the region, eg the Cotswold Way, South West Coast Path, Severn Way, West Mendip Way and Frome Valley Walkway. The importance of Bristol as a visitor centre would be enhanced if these routes were signposted and additional information provided at appropriate locations to link such routes.

10.4.17 In most cases the routes as shown on the Proposals Map are on land within the public realm. However, in a few instances routeways have had to follow a path along the periphery of land in private ownership in order to provide a continuous link. Any development proposals which affect an existing or proposed footpath/cycleway, will be expected to maintain/accommodate the route or an alternative route as part of the development. If absolutely necessary the city council will negotiate re-routing.

L3 A network of Greenways to provide off-road routes for walking and cycling, as defined on the Proposals Map will be protected. Development which incorporates the routes will be expected to:-

- (i) Implement the provision of the routes;
- (ii) Include landscaping and ecological enhancement proposals to upgrade such routes;
- (iii) Ensure that the routes are fully segregated with appropriate design details at any junction to give priority to pedestrians and cyclists;
- (iv) Take such measures as are required to protect the security of operational uses.

Where development adjoins the Greenway network, the provision of local spurs off the strategic network to service specific development will be sought through negotiation.

Implementation: In partnership with other agencies to improve existing route-ways and extend the network, and through the development control process.

Greenways: Additional Facilities

10.4.18 One of the benefits of Greenways is that they allow connections with and access to leisure areas and facilities. It may be appropriate to encourage additional leisure attractions and associated facilities alongside suitable routes, in order to enhance their recreation value and increase their identity. Examples of suitable proposals would be cafes, bike hire centres, public houses, public art and sculpture trails.

L4 Small scale appropriate leisure developments along the Greenway network, which complement the recreational value of such routes will be permitted, provided that there is no unacceptable impact on the natural environment, character and the general amenity of the surrounding area.

Implementation: The development control process and through public and private partnership initiatives.

Water-based Leisure: Recreational Facilities

10.4.19 Bristol's water spaces in the form of rivers and the City Docks, and the adjacent waterside are a significant leisure/tourism resource, providing opportunities for both active and passive pursuits. However, the city council believe that the waterways within Bristol have the potential to offer

much more. They are important links between different parts of the city meeting the demands of tourists and local people. The South West Sports Council consider there is a shortage of moorings throughout the region. Currently the city council is drafting a Mooring Strategy for the non-tidal water from Cumberland Basin to Netham Lock which will be used for the day to day management and the control of the competing demands on the water. However, the re-opening of the Kennet and Avon Canal is expected to increase the amount of boating traffic arriving in the city. This increase in activity may also give rise for the need to establish marinas, boat-hire bases and other boat/water related development alongside the River Avon and the City Docks. It is important to note that such uses should be restricted to locations along the waterways contained within the built-up parts of the city, so as not to disturb or cause demonstrable harm to the natural environment of the urban fringe. Consultation on new proposals will be undertaken with British Waterways and the Environment Agency where appropriate. In addition, commercial moorings will be actively promoted in key locations in the City Docks in accordance with Chapter 11: City Centre.

L5 Subject to other policies within the Plan, the establishment of water recreation facilities such as marinas, boat hire and dinghy centres will be permitted between Cumberland Basin and St Anne's footbridge.

Implementation: Private public and voluntary sector partnerships and initiatives.

Informal Recreation and Leisure: Citywide Facilities

10.4.20 Within the city boundaries there are numerous major open space areas of significance not only from a wildlife and nature conservation perspective (*see Chapter 3: The Natural Environment*), but also for providing recreational opportunities for residents and visitors alike. The locations on the periphery of the city will provide opportunities for walking, picnics, informal ball games and other recreational pastimes. The more central locations will fulfil a similar role but for shorter time periods, for example during lunch breaks and in the evenings especially in the summer months. There are also many district and neighbourhood parks within the city which are very important to the local residents in the more urbanised parts of the city. The city council will protect such open spaces, and wherever possible seek to enhance and improve the range of facilities in the city's parks and open spaces as appropriate to their size, catchment area and character. The following sites are highlighted as priorities:-

- (i) **Blaise/Kingsweston Estates:** To promote and enhance this area as a focus for predominantly informal recreational and leisure activities. In particular focusing on the historic and landscape qualities of the area.
- (ii) **Purdown/Stoke Park** and (iii) **Frome Valley/Oldbury Court Estate:** To support the restoration of the historic landscapes and the enhancement of public access for informal recreational and leisure pastimes.
- (iv) **Dundry Slopes** and (v) **Lawrence Weston Urban Fringe Areas:** Provision of Open Space and Community Forest for informal sporting/leisure opportunities.
- (vi) **Trym Valley (including Baddocks Wood/Westbury Wildlife Park):** To create an area incorporating a wildlife park for informal recreation and leisure opportunities.
- (vii) **Avon Valley:** A joint initiative between the city council and the adjoining local authorities to achieve a co-ordinated approach to recreation within the valley.
- (viii) **Castle Park:** To promote and enhance a green focus in the city centre for informal recreation and entertainment.
- (ix) **Brandon Hill:** Promotion and enhancement of this central area landmark open space for informal recreation and leisure opportunities.

L6 The following sites, as defined on the Proposals Map, will be protected and developed for outdoor informal recreation:–

- (i) Blaise/Kingsweston Estates.
- (ii) Purdown/Stoke Park.
- (iii) Frome Valley/Oldbury Court Estate
- (iv) Dundry Slopes
- (v) Lawrence Weston urban fringe
- (vi) Trym Valley.
- (vii) Avon Valley/Eastwood Farm.
- (viii) Castle Park.
- (ix) Brandon Hill.

Implementation: Development briefs, management plans and community forest initiatives.

Sport: Regional and Citywide Facilities

- 10.4.21 The city council wishes to improve the range and quality of regional sports and citywide facilities in order to host major sporting events/competitions and also to help increase the general tourism profile of the city. The need to increase sports facilities has been reinforced by the recent trend towards greater family involvement in sport, requiring a greater range of sports and associated ancillary leisure facilities.
- 10.4.22 In a report produced by the South Western Council for Sport and Recreation (SWCSR) in June 1990 it was indicated that the area covered by the former County of Avon is the most under-provided area in the region for golfing facilities. The city council acknowledges that it is unlikely that there are any suitable sites within the city boundaries which would accommodate either an 18-hole or even a 9-hole golf course. However, it is considered that there are sites suitable for complementary and support facilities, such as driving ranges, for which considerably less land is required. The city council will also support, wherever possible, improvements and extensions to existing courses. The city council will support and favour new developments which are accessible to the general public.
- 10.4.23 In particular the city council has indicated that priority projects should be a 25/50m competition swimming pool, a football stadium for Bristol Rovers Football Club, an overall regional sports/leisure complex, and an indoor tennis centre.
- 10.4.24 As well as providing facilities to accommodate regional activities, the city council also seeks to provide good quality local sports centres and swimming pools which are easily accessible and equitably distributed throughout the city to fulfil the needs of the local population. The aspirations of citywide provision have been hampered by the dilapidation of existing facilities and financial restrictions, imposed by Central Government. In order to achieve the broad objective of citywide provision, it may be necessary to rationalise existing facilities, in order to release capital resources to improve those which remain, or develop new municipal facilities, subject to satisfying Policies L1 and L9 of this Plan.
- 10.4.25 The likelihood of new sporting activities being achieved is very dependent upon unpredictable social, economic, and political factors. However, the chances of securing facilities will be improved if the public and private sectors work in partnership, acknowledging that for any overall schemes to be financially viable it may be necessary to combine sporting facilities with commercial leisure development.

10.4.26 The exact location for all sports projects has not been precisely identified, because it is considered that they should emerge after further detailed studies, discussion and consultation with landowners, the public and other interested parties. Some sites have already been identified on the Proposals Map, and the aims and objectives for each site are as follows; any other sites which come forward during the Plan period will need to meet the criteria as set out in Policies L1 and L9.

- (i) Bristol Stadium – to promote the site principally for leisure. Other land uses including non-food retail and business uses will also be acceptable as part of a mixed development incorporating sport and leisure uses, provided that there is no unacceptable environmental or traffic impact, no unacceptable retail impact by way of trade diversion from existing town centres, provision is made for the retention and enhancement of Eastville Market, and any scheme is effectively integrated with the existing Eastgate Centre and Stapleton Road and surrounding area in terms of design, access, pedestrian linkages and public transport (*see also L11, EC3 and S10*).
- (ii) Hengrove Park/Whitchurch Sports Centre – to achieve a venue for formal and informal outdoor sporting activities in conjunction with commercial leisure activities to serve both regional and local needs (*see also L11 and SB2*).
- (iii) Greenway Centre, Southmead – to enhance and develop a range of sporting uses, which can help achieve citywide sports and leisure provision as well as local community facilities (*see also Chapter 9: Community Services: Policy CS2 and Chapter 6: Economy*).

L7 Additional sports development is proposed at the locations listed below and defined on the Proposals Map:–

- (i) Bristol Stadium, Eastville
- (ii) Hengrove Park/Whitchurch Sports Centre
- (iii) Greenway Centre, Southmead

Implementation: Sports facilities will be provided in the main through joint public and private partnerships and sometimes in conjunction with commercial leisure development in order to aid the financing of such projects:

Sports Stadia

10.4.27 Within the city there are currently three sites which accommodate professional, or first class amateur sporting activities. The following sites as a matter of practice or policy are generally not available for use by the general public, and in the main are restricted for the use of the resident teams.

- (i) Ashton Gate (Bristol City Football Club).
- (ii) The County Ground, Ashley Down (Gloucestershire County Cricket Club).
- (iii) The Memorial Ground, Horfield (Bristol Rugby Football Club and Bristol Rovers Football Club).

10.4.28 Following the Taylor Report, PPG17 has highlighted the inadequacy of existing stadia, and the need for improvements in terms of public safety, as an issue appropriate to be addressed in the preparation of development plans. The various standards approved in the report were made in respect of football stadia and other sports grounds designated under the Safety of Sports Ground Act 1975 and the Fire Safety and Safety of Places Sports Act 1987. Furthermore improvements to existing stadia may be necessary to ensure that people using them are provided with facilities appropriate to these top class venues.

10.4.29 All three facilities are valuable assets to Bristol, not only in providing opportunities to view top class sport, but also contributing to the overall economic growth within the city. In order to ensure

that the community's opportunity to participate in sport is not eroded, the city council will help to secure the future of all three facilities by taking a positive approach to development proposals which directly or indirectly enables the principal sporting activity to continue on the site. In determining planning applications for development which would enable improvements to the stadia to be implemented, the community benefits arising from such development will be taken into account. The city council is seeking to ensure the continued use of these three sites, and the provisions within criteria (i) to (iv) provide a clear balanced framework to guide the future development of the site, whilst recognising important amenity considerations. Account will be taken in applying the provisions of Policy L8 of the opportunities for relocation of stadia to new sites. However, Policy L8 has been developed in recognition of the benefits – social, economic and environmental, of providing sporting areas to accommodate spectator sports within urban areas and thus easily accessible to large areas of the resident population.

L8 The following sites, as defined on the Proposals Map, will be protected from development which would erode the community's opportunity to participate in sport and will be promoted for the use as sports stadia:–

- (a) Ashton Gate
- (b) County Ground
- (c) Memorial Ground

On land at, adjoining or associated with the stadia, development which supports the principal activity will be permitted, provided that:–

- (i) Where development would not otherwise be permitted under the policies and proposals of this Plan, there exists a need to undertake improvements to the principal facility;
- (ii) The amenity of the neighbouring uses would not be affected to an unacceptable degree by virtue of noise, or other disturbance;
- (iii) There would be no unacceptable impact due to additional traffic;
- (iv) The existing level of car parking serving the stadium would be maintained.

Implementation: Through the development control process.

Sport: Assessment Criteria for New Facilities

10.4.30 This Plan acknowledges that Bristol is lacking in sports facilities of both a sub-regional and city-wide level. For instance a long-term site for Bristol Rovers Football Club and an indoor tennis facility are two examples of facilities which would be desirable in the city and other deficiencies will become apparent once the Sports Strategy has been completed. Where appropriate the city council will continue to investigate opportunities for sports facilities on other sites, in particular where it can be demonstrated that there is an over-riding regional and/or local need for the facility. The city council will encourage public, private and voluntary sector proposals to improve neighbourhood sports provision; priority locations will be in the outlying residential estates.

L9 In determining planning applications for sports facilities, account will be taken of the following:–

- (i) The need to protect open space, for recreational purposes;
- (ii) The impact on the amenity value and the existing infrastructure of the surrounding area;

- (iii) The level of access to the site via public transport;
- (iv) The level of public user access to the facility;
- (v) The need to improve neighbourhood facilities, particularly in the outlying estates.

Implementation: The Sports Strategy will identify those facilities which are lacking in the city. The exact location of such facilities will be subject to the development control process.

Arts and Entertainment: Public Art

- 10.4.31 The city council is currently actively pursuing a public art strategy supported by South West Arts. Arts development will help increase the profile of the city as a tourist attraction, which in turn will increase social and economic benefits to the local population and the local business community. It will also generate work for local artists/crafts-people, and promote a sense of local identity and ownership in the community. In the light of such community benefits the city council will encourage and positively welcome any improvements to both the urban environment and open spaces through public arts initiatives.

L10 Public art which enhances and increases the value of the existing townscape and open space throughout the city will be permitted. Priority locations will be the city centre, the Harbourside regeneration area, residential estates and other locations which generate considerable pedestrian flows.

Implementation: In partnership with South West Arts and other interested bodies and Directorate of Leisure Services.

Tourism: Leisure Development

- 10.4.32 The importance of the tourism industry in terms of income generation and employment opportunities is increasing with the further decline of the manufacturing industry in the greater Bristol area. In order to ensure that the industry develops in such a way that is beneficial to the city, the city council prepared a Tourism Strategy in 1991, which identifies four main objectives.
- (i) To harness the city's unique character, and realise the full potential of its under-utilised assets.
 - (ii) To ensure the accessibility of tourist facilities by local residents.
 - (iii) To improve amenities and facilities for local residents.
 - (iv) To encourage employment opportunities.
- 10.4.33 As well as establishing an overall tourism strategy it is also essential to formulate a marketing strategy for promotion, identifying both internal and external opportunities which will widen the tourist attractions of the city. The city's proximity to the historic and cultural city of Bath, Cheddar Gorge and the immediate surrounding countryside strengthens its regional position in the South West. Wherever possible, the city council will aim to establish links to aid the marketing of the region as a tourist location.
- 10.4.34 Within the city boundary, there are a host of tourist attractions, covering a wide range of interests. These range from the historic attractions and commercial leisure development surrounding the City Docks, the various museums, art galleries and other centres of culture, to the more specific attractions such as Clifton Village, Bristol Zoo, Avon Gorge and the Suspension Bridge. It is essential that the existing facilities are enhanced and protected, as well as providing sites for new and innovative projects. These could include 'theme' museums, visitor centres, tourist trails, public art and street entertainment.

10.4.35 The successful promotion of the tourist industry throughout the city, but especially in the central areas, is dependent on the provision of appropriate infrastructure and complementary facilities such as:

- (i) Coach and car parking provision (*also refer to Chapter 5: Movement: Policies M4, M8*).
- (ii) A comprehensive system of signposts to enable convenient access to visitor destinations throughout the city.
- (iii) Other complementary facilities such as information and visitor centres, public conveniences and public seating.

Where appropriate new tourism/leisure related developments will be expected to provide directly, or contribute towards the citywide provision of such facilities.

10.4.36 As part of the city council's commitment to the expansion of the tourism industry it is essential to provide a full range of visitor accommodation and associated facilities to meet the needs of all tourists. Proposals for guest houses will generally be favoured. The success of the tourism strategy will depend as much on the first impression a tourist has of the city, how easy it is to obtain information and accommodation, as on the experience of visiting attractions.

10.4.37 With the celebrations in Bristol during 1996 and 1997, there should be sufficient impetus for both the public and private sector to propose and accommodate new visitor attractions, visitor accommodation, conference and other associated tourist/leisure facilities in the city. The following sites have been identified on the Proposals Map for leisure/tourism uses. The planning considerations, and other acceptable uses are as follows:-

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| (i) Harbourside | The city's key leisure priority, incorporating Centre for Performing Arts, hotels, commercial leisure, maritime and industrial heritage facilities and historical interpretation. Other acceptable uses will include specialist retailing and catering, housing, offices and craft/maritime/media industries (<i>see Chapter 11: City Centre: Policy CC1</i>). |
| (ii) Redcliff Wharf and Caves | Visitor centre incorporating caves, glass museum, craft workshops, multi-use space, catering. |
| (iii) Underfall Yard | Interpretation of Victorian engineering workshop, focus for 1997 festival initiative, including construction of replica of 'The Matthew'. |
| (iv) Brunel and Digby Wyatt Sheds, Temple Meads | Public exhibitions and events in and around Brunel Shed. Key regeneration area (<i>see Chapter 11: City Centre: Policy CC1</i>). |
| (v) Narrow Quay (two sites)/ The Grove (Waterfront Strip)/ King Street (three sites)/ Welsh Back (Waterfront Strip) – seven sites in total | Tourism/leisure uses could include boat hire and maintenance, cafes, galleries, entertainments, shopping and other lively public uses. Other acceptable uses would be offices and housing (both normally on upper floors) and small hotel (<i>see Chapter 11: City Centre: Policy CC3</i>). |
| (vi) Bristol Entertainment Centre, Frogmore Street | Tourism/leisure uses could include cinema, entertainments, cafes and pubs. Other acceptable uses would be housing, offices and University related uses. Improved links to Park Street and Park Row (<i>see Chapter 11: City Centre: Policy CC3</i>). |
| (vii) Totterdown Lock | Tourism/leisure uses could include mooring and small scale boat-related facilities and open space retaining natural habitat. Other uses could include upgraded car park. |
| (viii) Hotwells Sand Wharf | Leisure uses to include public open space and community leisure, new leisure moorings. Principal use of the site will be for residential purposes. |

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| (ix) Hengrove Park | Tourism/leisure uses could include: hotel, multiplex, ten-pin bowling, cinema, bingo, club, nightclub, bar and restaurant in conjunction with sporting facilities. Key regeneration area (see Chapter 13: South Bristol: Policy SB2). |
| (x) Bristol Stadium | Tourism/leisure uses could include a multiplex cinema in conjunction with sporting facilities. Other uses could include business use and non-food retail (see Policies EC3 and S10). |

However, other sites for tourism related development will come forward during the Plan period; in particular the city council is aware of the need to provide an additional camping/caravanning facility in the city.

L11 Tourism/leisure development is proposed on the sites listed below and defined on the Proposals Map. Development on those sites adjacent to waterways will be required to provide public access to the water's edge.

- (i) Harbourside
- (ii) Redcliffe Wharf/Caves
- (iii) Brunel And Digby Wyatt Sheds
- (iv) Narrow Quay/The Grove/King Street/Welsh Back Area
- (v) Frogmore Street Area
- (vi) Underfall Yard
- (vii) Totterdown Lock
- (viii) Hengrove Park
- (ix) Bristol Stadium

In determining planning applications for tourism related development on sites not defined on the Proposals Map, account will be taken of the following:-

- (i) The need to safeguard the amenity and any other interests of acknowledged importance of the surrounding area; and
- (ii) the proximity of the site to the primary road network; and
- (iii) the proximity of the site to public transport routes.

Implementation: Public and Private sector partnerships and initiatives and opportunities identified through the Leisure Strategy.