

Policy BCAP17: Secondary shopping frontages in Bristol City Centre

5.17 Secondary Shopping Frontages are defined in various locations in the city centre providing opportunities for a greater diversity of uses. These are located within and adjacent to the Primary Shopping Areas at Bristol Shopping Quarter and Park Street and Queen's Road; in the Old City; Stokes Croft; Old Market and at the edges of Christmas Steps Arts Quarter. There are also Secondary Shopping Frontages at Hotwell Road, Redcliffe and Victoria Street.

Within Secondary Shopping Frontages in Bristol City Centre the development of retail or other related uses will be acceptable where they would help to maintain or enhance the function of the shopping area. In all cases the proposed use will be expected:

- i. To complement the retail function of the shopping frontage and not harm its vitality, viability or diversity; and
- ii. Not to harmfully dominate or fragment frontages; and
- iii. To generate a reasonable level of footfall and be of general public interest or service; and
- iv. To be compatible with a shopping area in that it includes a shop front with a display function and would be immediately accessible to the public from the street.

In all cases, proposals which would result in the loss of retail floorspace, including storage or servicing space, will be expected to demonstrate that they will not be detrimental to the continued viability of the retail unit.

Bristol Local Plan – Bristol Central Area Plan – Adopted March 2015

5.18 In considering proposals the role of the shopping area in which the frontage is located, as set out in policy BCAP13, will be taken into account. Policy DM10 of the Site Allocations and Development Management Policies is applicable to food and drink uses in all locations, subject to any special provisions set out in the Central Area Plan.

5.18A 'Retail or other related uses' are defined as Use Classes A1-A5 or other similar uses such as gyms, arts and cultural premises and community facilities which would add to the vitality of the area and are considered to be active ground floor uses.

Policy Links

Bristol Local Plan Core Strategy – Key Policies

- BCS2: Bristol City Centre
- BCS7: Centres and Retailing

Bristol Local Plan Site Allocations and Development Management Policies

- DM10: Food and Drink Uses and the Evening Economy