

Policy Links**Bristol Local Plan Core Strategy – Lead Policy**

- BCS12: Community Facilities

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Where the loss of an important commercial community facility is proposed a full viability assessment should be submitted.

Policy DM6: Public Houses

- 2.6.1 Core Strategy policy BCS12 sets out the general approach to the protection of community facilities including pubs. Core Strategy policy BCS2 seeks the retention of small-scale uses, such as pubs, where they contribute to the diversity and vitality of the city centre. Acknowledging their unique contribution to a community's social amenity and wellbeing this Development Management policy affords them special protection. The policy considers issues of economic viability, existing pub provision and architectural character.

Proposals involving the loss of established public houses will not be permitted unless it is demonstrated that:

- i. **The public house is no longer economically viable; or**
- ii. **A diverse range of public house provision exists within the locality.**

Where development is permitted any extensions or alterations should not harm the identity or architectural character of the public house.

- 2.6.2 Pubs provide opportunities for social interaction and in many cases provide or facilitate particular community activities. This might include space for sports or social clubs, children's play areas, evening classes or community meetings. It might also include social activities, such as skittles, quiz nights, live music and entertainment or other events.

- 2.6.3 Where the loss of an established pub is proposed applicants will need to provide evidence clearly showing that the pub is no longer economically viable. Viability assessments must include analysis of trade potential, the existing business and evidence of adequate marketing. Regard will be had to the Campaign for Real Ale's public house viability test. In such cases the council will submit the viability assessment for independent validation, with any reasonable costs for the validation process met by the applicant.

- 2.6.4 Alternatively, the applicant will need to provide evidence of a range of pubs in the locality that can collectively continue to meet the needs and expectations of the whole community. This will include a good choice of pub environments offering a diverse range of services and community and leisure activities. As a guide the locality should include all other surrounding public houses within a reasonable walking distance.

- 2.6.5 Pubs can also be important local landmarks, often with distinctive identities and significant architectural qualities. Development affecting pubs should not undermine the building's identity as a pub or harm its architectural character. In particular, features that distinguish the building as a pub should be retained. Relevant requirements are set out in the policies listed in the Policy Links section.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS12: Community Facilities

Other key Core Strategy policies

- BCS2: Bristol City Centre
- BCS21: Quality Urban Design
- BCS22: Conservation and the Historic Environment

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Full viability assessment where the loss of a public house is proposed and where no adequate alternative provision is locally accessible.

Policy DM7: Town Centre Uses

- 2.7.1 The Core Strategy explains the key role of Bristol's established centres. Policy BCS7 identifies centres as the primary locations for retail development, offices, leisure and entertainment uses, arts, culture and tourism uses, defined by the National Planning Policy Framework as the 'main town centre uses'. It also requires that development be of a scale and intensity appropriate to the position of the centre in the identified hierarchy.
- 2.7.2 This policy deals with the location of new main town centre uses. Bristol's centres provide a range of opportunities for such development whether through change of use, redevelopment or more efficient use of land. Where suitable sites are not available in centres to meet development needs, this policy sets out a sequential approach to development. It also aims to ensure that development outside centres does not harm the vitality, viability and diversity of existing centres.
- 2.7.3 Policies DM7, DM8 and DM9 only apply to proposals for development outside the city centre shown on the Policies Map. Proposals for development within the city centre will be assessed against the relevant policies of the Bristol Central Area Plan.

Retail and other main town centre uses should be located within the centres identified on the Policies Map.

Where there are no suitable sites to meet the needs for such uses in centres, edge of centre locations may be appropriate provided that the proposal would support the role of the centre and would be of a scale and intensity proportionate to the centre's position in the identified hierarchy.