

Development in Local Centre frontages will be expected to maintain or provide active ground floor uses. Proposals which would result in the reduction 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.

- 2.9.3 The approach to Local Centres allows for a diversity of uses but the emphasis remains on maintaining their role as a community focus and in meeting day-to-day shopping needs.
- 2.9.4 For the purposes of this policy a retail frontage is defined as a parade or rank of units with uses primarily falling within Use Classes A1 to A5.
- 2.9.5 '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. Developments such as offices and residential are not considered to provide active ground floor uses.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS7: Centres and Retailing

Other key Core Strategy policies

- BCS21: Quality Urban Design

Application Information

Planning applications should indicate how the criteria in this policy have been addressed.

Policy DM10: Food and Drink Uses and the Evening Economy

- 2.10.1 In recent years there has been a significant growth in food and drink uses within Bristol's centres. Whilst such uses are frequently beneficial to the vibrancy, vitality and diversity of centres, including their tourism, evening leisure and entertainment roles, they require careful management in order to prevent harmful impacts to the centre and its wider area. This policy aims to ensure that the individual or cumulative impacts of food and drink uses do not harm the character and user's experience of a centre, cause nuisance to residents living in the vicinity of food and drink uses or have specific impacts on health considerations.

Development of food and drink uses will be acceptable provided that they would not harm the character of the area, residential amenity and/or public safety, either individually or cumulatively. Proposals which would result in a harmful concentration of food and drink uses will not be permitted.

In order to assess the impact of food and drink proposals on an area the following matters will be taken into account:

- i. The number, distribution and proximity of other food and drink uses, including those with unimplemented planning permission; and
- ii. The impacts of noise and general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas; and
- iii. The availability of public transport, parking and servicing; and

- iv. Highway safety; and
- v. The availability of refuse storage and disposal facilities; and
- vi. The appearance of any associated extensions, flues and installations.

Takeaways in close proximity to schools and youth facilities will not be permitted where they would be likely to influence behaviour harmful to health or the promotion of healthy lifestyles.

- 2.10.2** Alongside the growth in food and drink uses within centres, there has been an increase in the use of outdoor areas. Whilst such use can add to the vibrancy of an area, intensive use of outdoor areas in association with food and drink uses can lead to heightened impacts on the amenity of an area, and must be carefully considered.
- 2.10.3** A harmful concentration is considered to arise when the cumulative impacts of food and drink uses are likely to have harmful effects on the amenity of a centre. This is likely to occur when issues commonly associated with food and drink uses, as listed in criterion ii of the policy, have detrimental effects on those qualities and characteristics of a centre that contribute to it being an enjoyable or otherwise satisfactory place to shop, work, socialise and live. The point when that harmful concentration is reached will vary from place to place depending on the character of the area and specific local circumstances.
- 2.10.4** In considering the availability of refuse storage and disposal facilities, proposals should refer to relevant provisions in Policy DM32: Recycling and Refuse Provision. Paragraph 2.32.10 of Policy DM32 contains standards for refuse storage, disposal and recycling, whilst paragraphs 2.32.11 to 2.32.13 contain detail on the expected approach to access and design of such facilities.
- 2.10.5** Where they are located close to locations where young people gather, takeaway uses (Use Class A5) have the potential to influence behaviour harmful to health or to the promotion of healthy lifestyles. Therefore, the policy takes those health considerations into account. Close proximity is defined as a distance of up to 400 metres for the purpose of these considerations.
- 2.10.6** Many food and drink premises are likely to require both planning permission and a licence to operate. In such cases, the relevant departments of the council will work closely to ensure a consistency of approach. However, the granting of a permission or licence does not convey any presumption to grant the other. There may be cases where the decision on a planning application may reach a different conclusion to that of a licensing application with respect, for example, to opening hours.
- 2.10.7** 'Food and drink' uses are defined as those including Use Classes A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), nightclubs, social clubs, and other premises in which the consumption of alcohol and/or hot food is a significant activity.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS7: Centres and Retailing

Other key Core Strategy policies

- BCS21: Quality Urban Design
- BCS23: Pollution

Application Information

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

- Information which could assist in consideration of the proposal, including:
 - Hours of opening - including both the closing time to public and vacating premises time;
 - Capacity in relation to numbers of customers;
 - Parking and servicing details, including timing of deliveries and sizes of vehicles;
 - Refuse and recycling provisions and layout;
 - Types of licence required;
 - Details of any plant and equipment required i.e. size, location, appearance and technical specification;
 - Internal layout details i.e. seating, kitchen location, toilets, including disabled facilities, dancefloor etc.
- Where food and drink proposals intend to utilise outdoor areas, the extent and nature of their proposed use and details of any associated structures should be clearly shown in any application.

Policy DM11: Markets

- 2.11.1 Existing markets contribute to the range of shopping opportunities and choices in Bristol. This policy aims to retain existing market sites and provides criteria to guide any proposals for new market sites.

Proposals for new street or open markets will be encouraged where they would be beneficial to local shopping provision and would support the vitality, viability and diversity of existing centres. Proposals for markets or market-related development should have regard to:

- The availability of storage facilities for market stalls and associated equipment; and
- The availability of market trader facilities, such as toilets and other essential hygiene facilities; and
- Provision of an appropriate level of safe, secure, accessible and usable parking for trader vehicles; and
- The amenity of the area.

Proposals involving the loss of existing market sites will not be permitted unless it can be demonstrated that there would be no harm to the range, choice and diversity of market sites in the locality or city.

- 2.11.2 Many types of markets and informal trading activities do not require planning permission due to their temporary nature. This policy, therefore, addresses those markets for which planning permission is required.