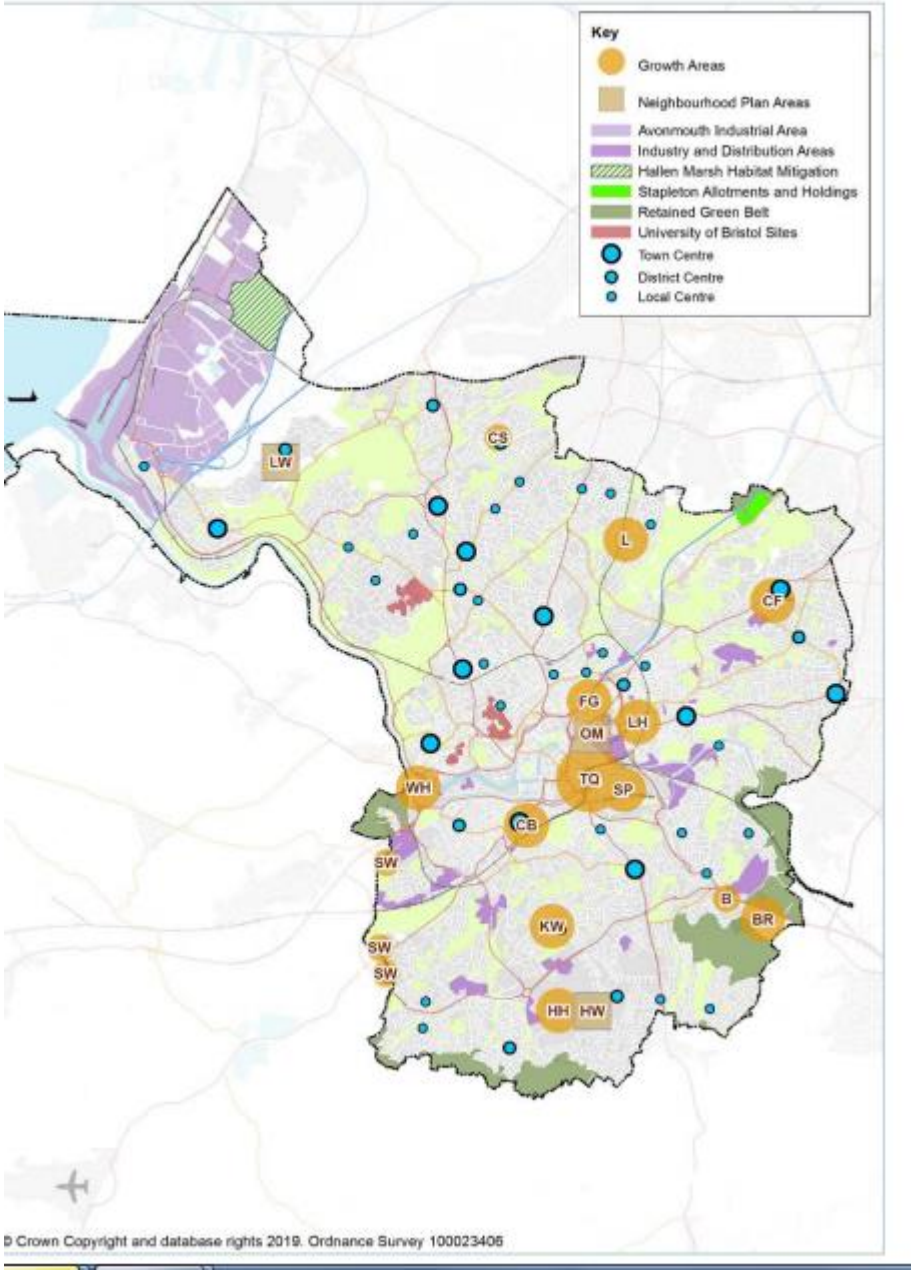
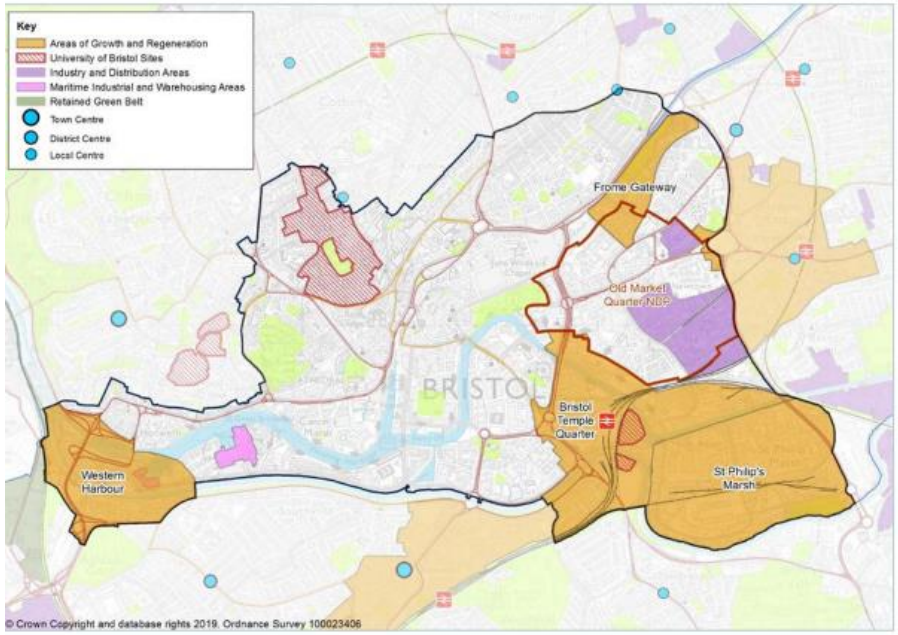
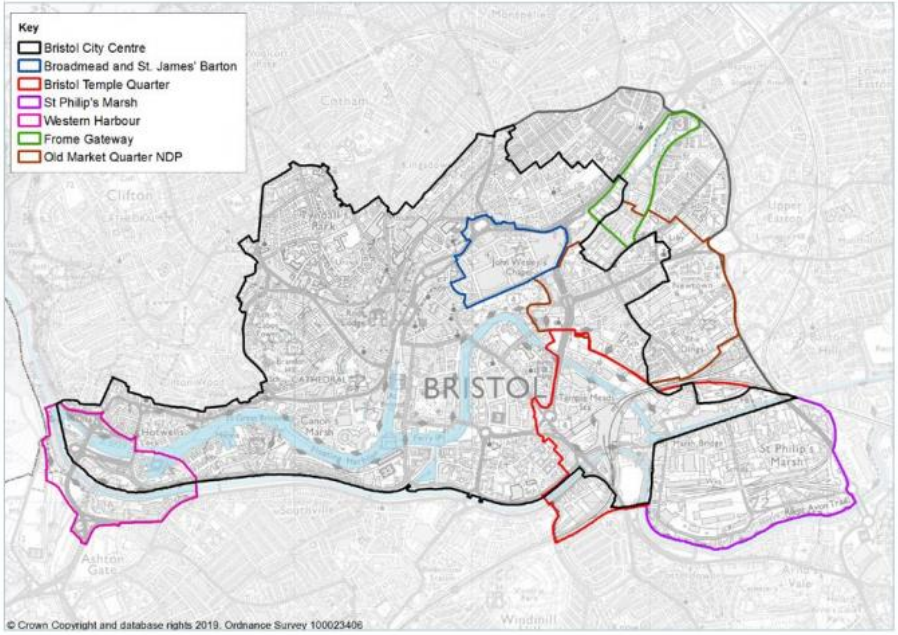
Bristol City Centre
Core Retail and Leisure

Growth & Regeneration Scrutiny,
13 February 2020

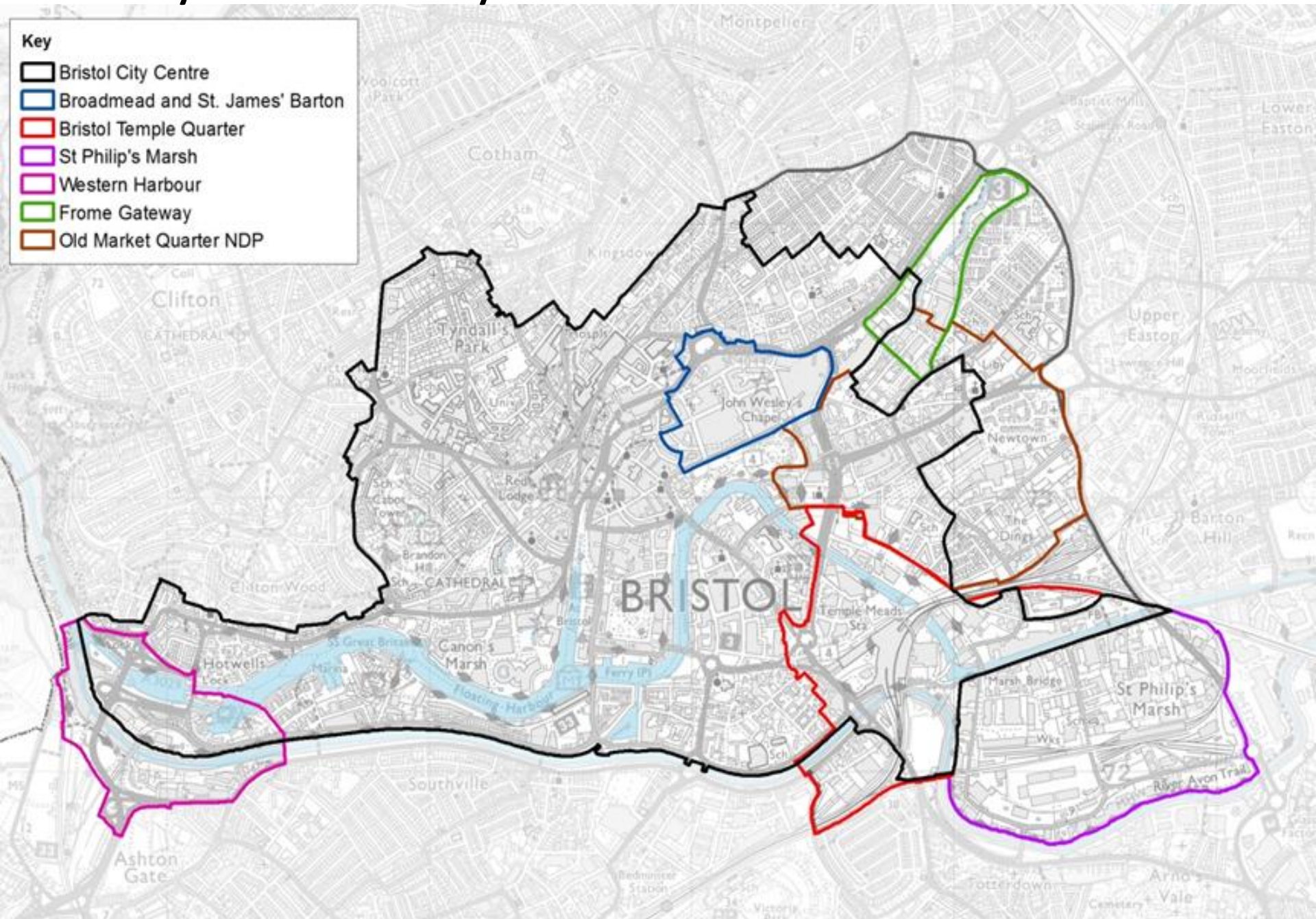
.Planning – Local Plan – 14 areas of growth & regeneration







Bristol City Centre Boundary – Local Plan



Bristol - Growth overall

- Rapidly growing population; **11.6% growth** versus national average of approx. **8.2%**
- Total population of Bristol is projected to increase by 95,100 people over 25 year
- This is a projected increase of 21% which is higher than the projection for England

Bristol City Centre

- Population has increased from 17,300 in 2008 to 32,000 in 2018
- Home to 120,000 jobs, 45% of the city's jobs
- Bristol has a resilient city centre, not just about the retail offer. Rank 12th in the national rankings for retail
- In common with many city centres, Bristol is seeing a transformation in the way people work, live , shop and spend their leisure time

Bristol City Centre

Local Plan Review:

- Regional focus at the centre of a global city will be promoted and strengthened
- Mixed use - offices, residential, retail, leisure, tourism, entertainment, culture
- Improved transport systems and connectivity
- Continuing consolidation/expansion on University of Bristol and Bristol Royal Infirmary sites
- Student accommodation to be carefully managed

In addition:

- Responding to changes locally and globally;
  - Climate and ecological emergency
  - Housing need, city centre living
  - Changing nature of retail
  - Clean air
  - Flooding
  - Day and night time economy

Area of Focus

Historic context – ‘Know your Place’

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Development Layout in 2018

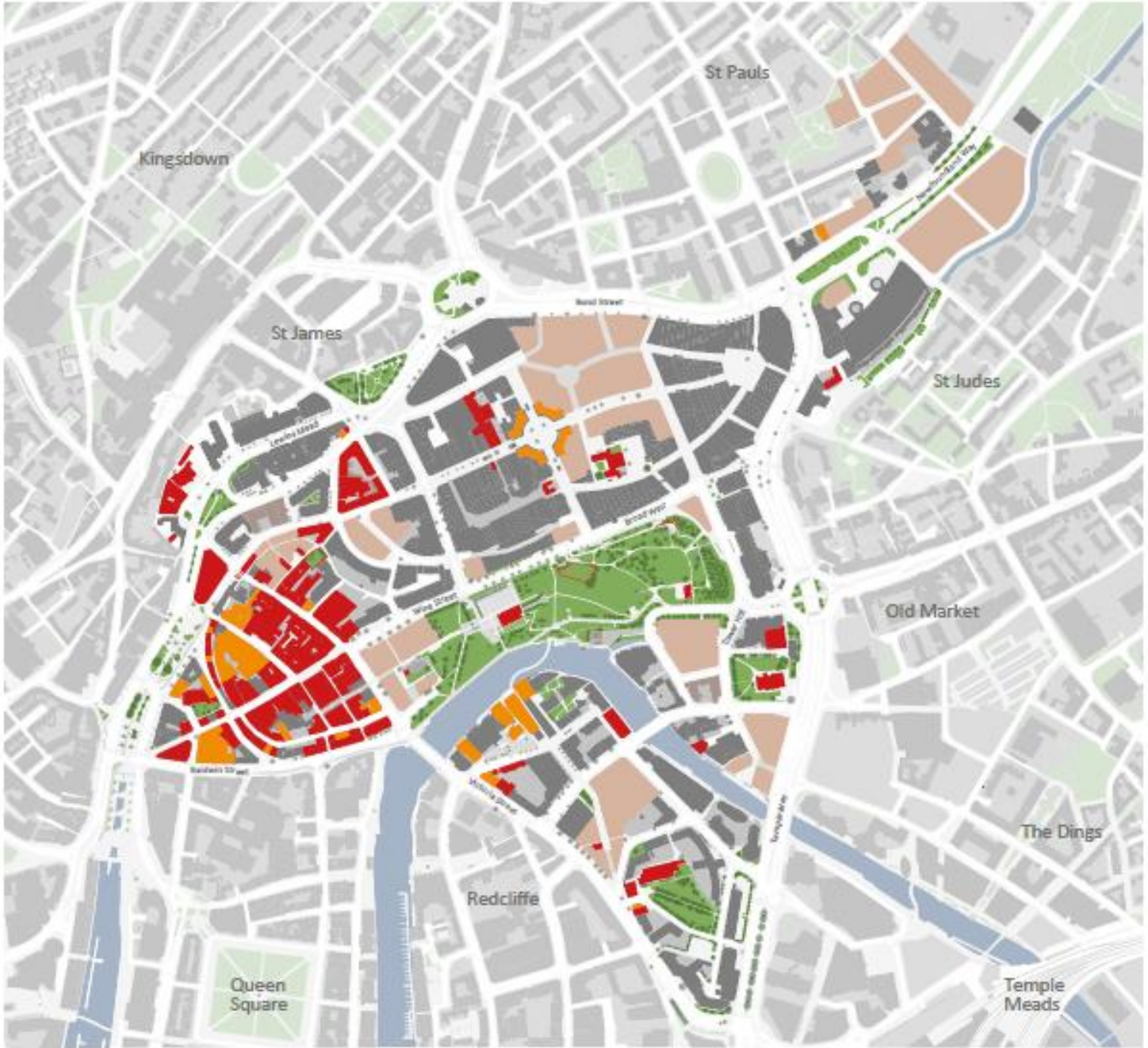


Fig 3: Development Layout

- Existing and retained buildings within CCNE area
- Existing service yards and private space
- Proposed development blocks (buildings and private space)
- Listed buildings and structures
- Locally listed buildings and currently nominated buildings considered worthy of retention within any future redevelopment schemes

Character sub-area boundaries

1 Old City

2 Lewins Mead

3 Broadmead

4 City Gateway

5 Tower Hill

6 Redcliffe North

7 Castle Park

N.B. Place Plan studies for each character sub-area have been prepared and are available separately.

400 300 200 100 50 0 Metres

Pace of Change in Market - nationally

Jan 2020

April 2019

"Retail is an integral part of how we all live today – we rely on it for our very existence….This industry is going through unprecedented change – change that I have never seen before. It is said that retail has never moved faster than it is right now. I say that it will never move slowly ever again'.

Andrew Jennings,
Global Retail Advisor
UWE lecture as part of the Bristol Distinguished Address Series entitled "The Changing Retail Landscape and how to succeed."
October 2019

Approach to match pace of change;

- Commissioning retail & leisure study – local and national picture

- Established group to work on core retail & leisure in centre
  - City Centre Revitalisation Group

- Established group to work on night time economy city wide
  - Bristol@Night

- Established group regarding St James Barton Roundabout
  - neighbouring communities and interested groups

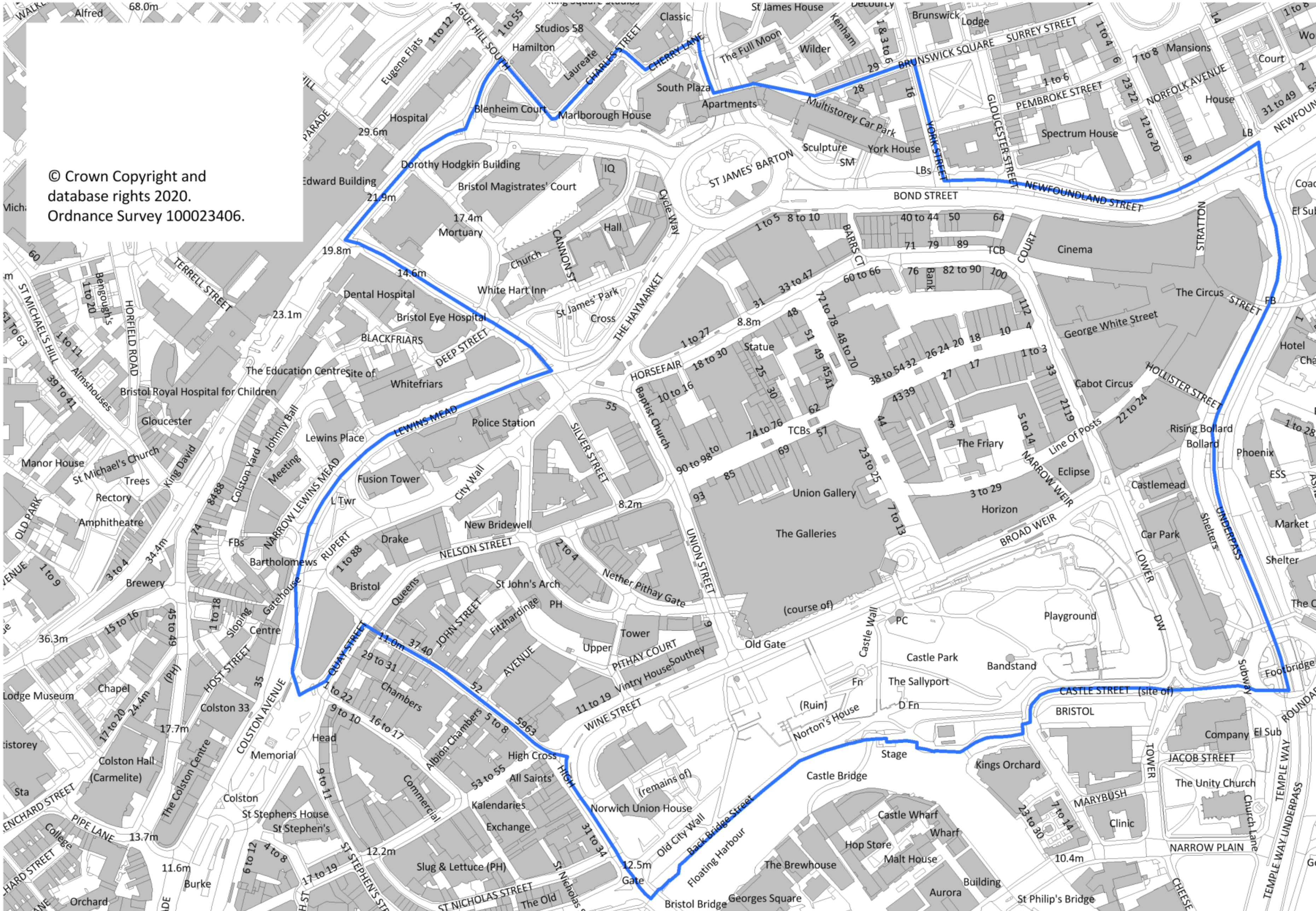
- Established Economy Board – One City Office

- Work with development sector and partners to reach comprehensive approach around placemaking within retail/leisure area in production of development framework

- Link it to wider placemaking, transport, economic and climate agenda

- Build on strength of Bristol's existing retail and strong independent offer

Proposed Area for Development Framework



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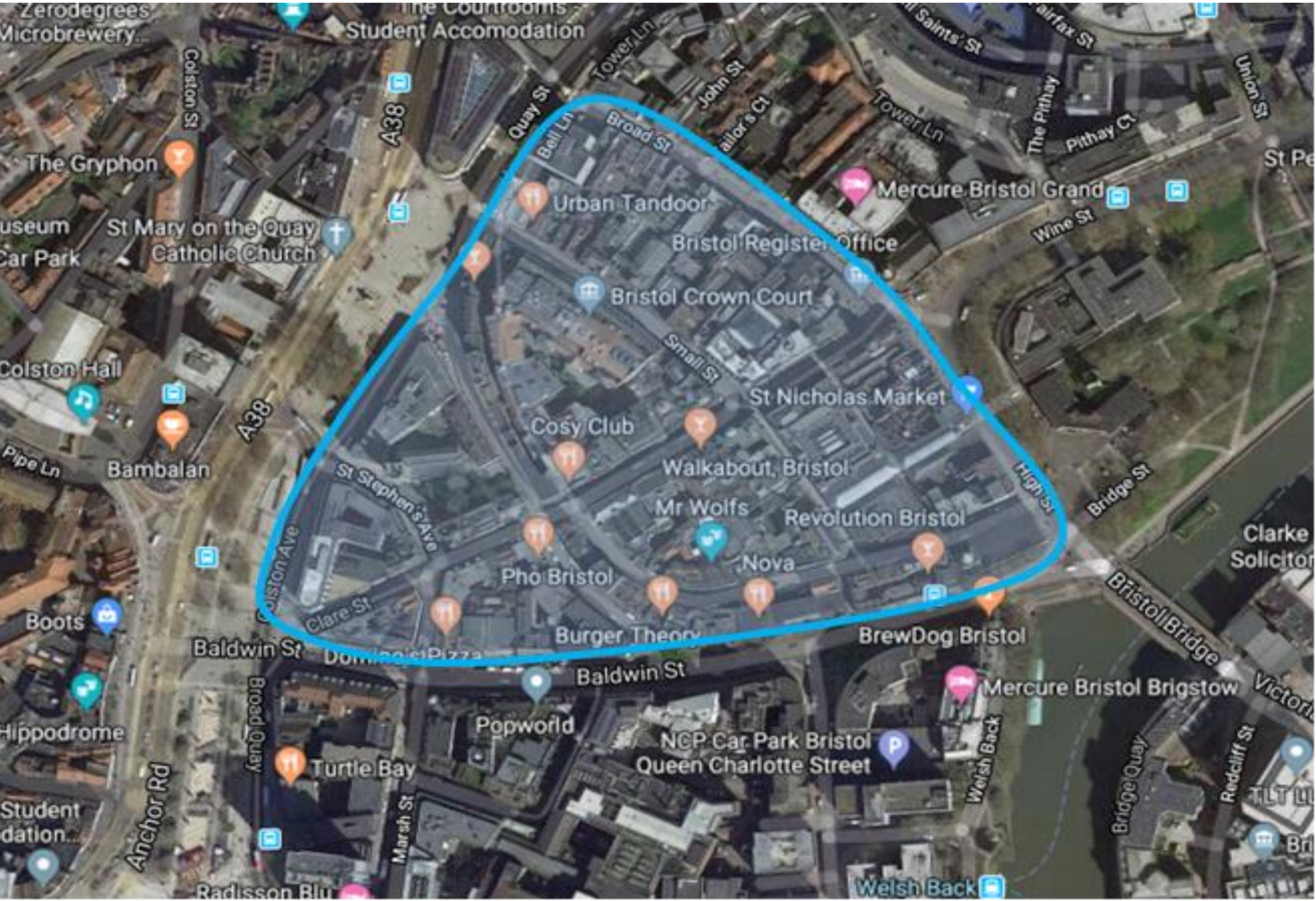
Ordnance Survey 100023406.

Proposed Area for Development Framework

Emerging consideration for Development Framework;

- Reduce severance - enhances walking and cycling
- High quality improved pedestrian connection from neighbouring communities
- Look at long term opportunities on St James Barton roundabout – transport/place
- Thriving core retail/leisure – enhance visitor experience, offer
- Sustain existing jobs & create new Living Wage jobs
- Improve access to and safety in Castle Park
- Improve access to and use of water/harbour side at Castle Park
- Enhance quality of public realm
- Protect/enhance ecology , biodiversity and green space
- Mixed use with good quality affordable and range of housing options compatible with Urban Living SPD
- Protect and enhance night-time economy
- Focus on heritage, identity, culture, tourism
- Legibility and linkages across city – Temple Meads Station/Stokes Croft /Harbourside etc.
- Promote public transport and improve transport infrastructure
- Explore opportunity to reduce the street widths and reduce traffic impact
- Celebrate cultural diversity in the city

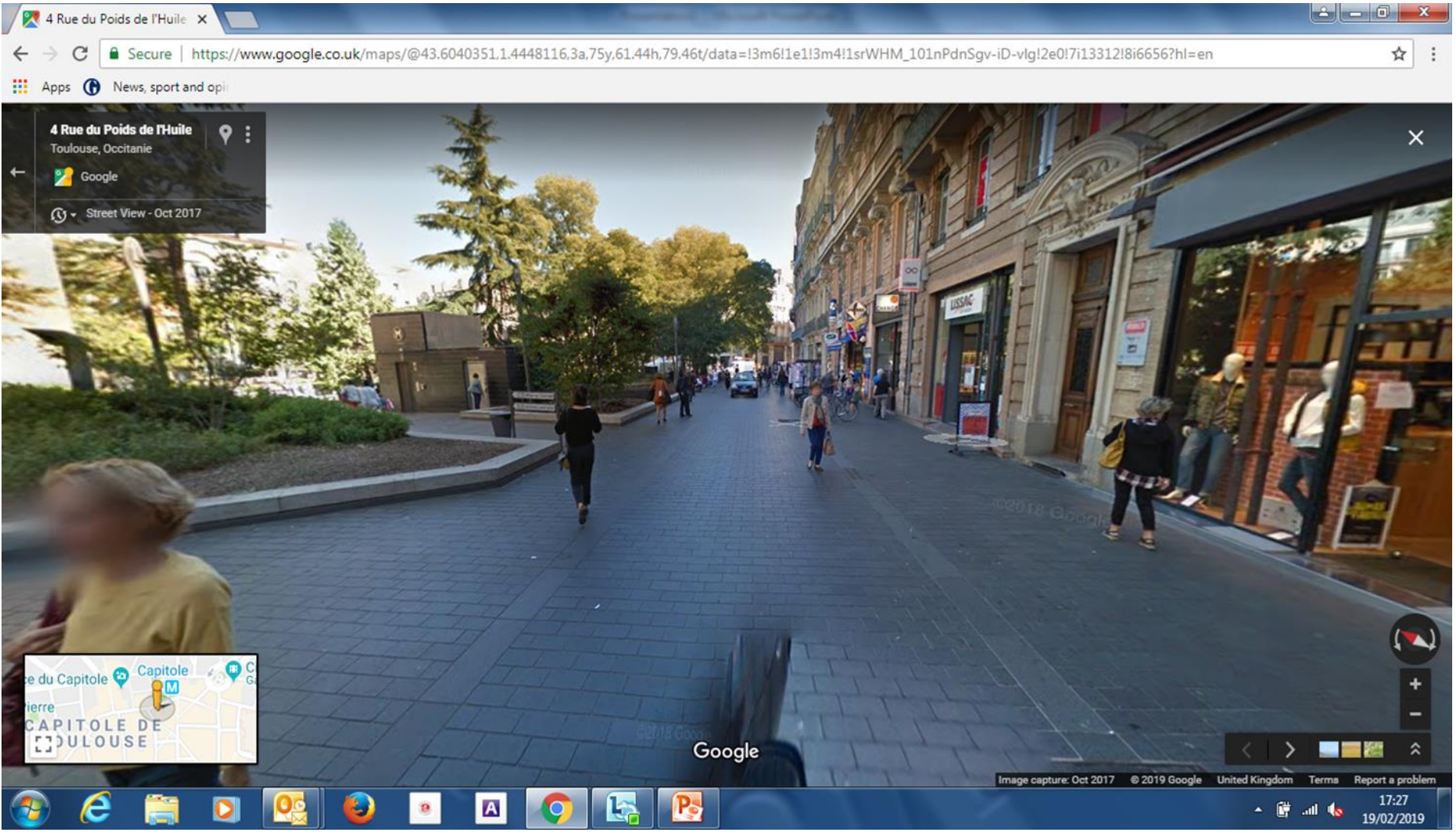
Opportunity for Pedestrianisation – Old City



Example – Toulouse – before

Toulouse – Rue Du Poids de l'Huile April 2008

https://www.google.co.uk/maps/@43.6040365,1.4447643,3a,75y,61.44h,79.46t/data=!3m6!1e1!3m4!1sBB1ov5TOZx1zG7QauHDj_A!2e0!7i3328!8i1664?hl=en

Example – Toulouse – after

Toulouse – Rue Du Poids de l’Huile