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General feedback to the whole plan			
General	More should be made of the proximity of the Enterprise Zone (EZ) at Temple Meads, and potential links should be shown and enhanced. Old Market could benefit from supporting service companies springing up around the EZ.	Jeff Bishop (Consultant)	Agreed. Will beef up text and amend 'movement' plan. Would be a good idea to have a plan which shows boundaries of Enterprise Zone, Redcliffe Neighbourhood Plan, Central Area Plan.
General	When the plan is adopted, we should dedicate it to Mrs Dorothy Brown MBE, who left us this year after decades of campaigns which also contributed to the preservation of Old Market's heritage. Also more long term plans to remember Dorothy Brown should be pursued in collaboration with other groups.	Mariateresa Buccianti (Local Resident)	Agreed that there should be a dedication to Dorothy Brown.
General	Initial consultation was far too generic and with little to choose from.	Mariateresa Buccianti (Local Resident)	Two phases of initial consultation took place - referred to as appendix 4 in the draft plan - but we do not have an appendix 4! This needs to be rectified.
General	Extensive research was carried out by ESHA Architects, Neighbourhood Planning Network and Prince's Foundation for the Built Environment. They have established a good initial set of guidelines that might form the basis for a Neighbourhood Development Plan.	Mariateresa Buccianti (Local Resident)	"Guidelines that <u>might</u> form the basis for a Neighbourhood Development Plan" - not "might form" but "have formed".
General	The plan gives a 'flattened' vision of Old Market - concentrating on providing housing and shops. Plan needs to become more ambitious.	Mariateresa Buccianti (Local Resident)	The plan is hardly 'flattened'; it is far more ambitious than any of the adopted neighbourhood plans that we have seen. Eden and Norland Neighbourhood Plans are 'single' issue plans. Exeter St James is a bit more ambitious but does concentrate a lot on students and HMOs. Thame covers some similar issues to those we have in Old Market but it is totally aligned to the South Oxfordshire Core Strategy and reads like a standard local authority planning document.
General	OMCA not representative of community - as it hasn't held an AGM since Feb 2012 and has only 4 trustees. More minuted meetings suggested.	Mariateresa Buccianti (Local Resident)	OMCA AGM is to take place on March 6 th 2014.
General	Parts of the plan might have problems in respect to Flood Risk assessment. A lack of assessment would make the plan vulnerable to legal challenges.	Mariateresa Buccianti (Local Resident)	Flood risk plans show that only the extreme north west corner of the Neighbourhood Plan area comes within flood zone 2. The parcels of land affected, next to the River Frome, are Salvation Army, Alide and Scaddings. The plan does not identify any of these sites for immediate development. However Alide and Scaddings are suggested for long term future development on the policies map and in policy C8. Given the right safeguards these sites are developable.
General	The architects ESHA have a customer who owns land in the	Mariateresa Buccianti	There is no conflict of interest. ESHA's involvement with the

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	area. Suggested conflict of interest.	(Local Resident)	neighbourhood plan process began before they received commissions from customers in the plan area. The inclusion of sites in the plan follows an exhaustive process of incorporating all BCC consultations and planning approvals since mid 2008. This is summarised on the attached schedule which could become an appendix to the Neighbourhood Plan.
General	I hope that the Temple Meads EZ takes notice of your plan and I shall make sure Redcliffe sees it too.	Peter Floyd (Consultant)	Noted. It would be good to meet with both EZ and Redcliffe to make sure we are all consistent.
General	The draft plan appears to be a generally positive document that reflects local aspirations for the Old Market Quarter and should result in wide ranging benefits for the local community and visitors to the area. We welcome the plan's vision for a better connected, greener Old Market Quarter and would expect it to provide a positive focus for future partnership projects, such as making improvements to walking and cycling opportunities. The draft plan also provides helpful guidance for new development, which should help to ensure it is sympathetic to local character and contributes to the protection and enhancement of the natural and built environment.	Amanda Grundy (Natural England)	Noted - support.
General	You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.	Amanda Grundy (Natural England)	Bristol Local Plan saved policy NE06 concerns the Wildlife Network. The policies map shows the only Wildlife Network site in the Neighbourhood Plan area is the Bristol-Bath Railway Path and to the south of the waste transfer station. We need to add something in the plan to cover this.
General	In summary we have fundamental concerns regarding the proposals within the draft Neighbourhood Plan in relation to the Central Ambulance Station site (as detailed on page 52 of the document). The document as currently drafted, contradicts with the allocation within the Bristol City Council Area Action Plan as site KS05 and is therefore not compliant with the general provisions of the Neighbourhood Plan process. The restrictive proposals for the site as drafted within the document will have significant implications for the potential redevelopment of the site and therefore the delivery a new ambulance station.	Peter Stockall (GVA on behalf of SWAS)	Ambulance Station site is within the Neighbourhood Plan designated area.
General	We hope that...[our] concerns are not considered to be unduly negative but we cannot stress the importance of	Peter Stockall (GVA on behalf of	We are surprised that the Council and SWAT have progressed as far as GVA suggest without any form of

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	ensuring that the Neighbourhood Plan document does not preclude key sites such as the Ambulance Station from coming forward given the benefit of redevelopment would bring to the area (and facilitate the provision of a new ambulance facility in the City). The Plan as drafted will preclude this site from being redeveloped and comes late in the day given progress to date. The site has been considered through a number of iterations of the Local Plan and Central Area Action Plan which propose the entire site (including the car park owned by the Council) for development. The Neighbourhood Plan therefore does not meet the regulation requirements which prevent such Plans from reducing development as proposed within development plans for an area. The SWAST and the Council Property Team has also commissioned a detailed technical evidence base leading to the preparation of a Developer Planning Brief with input from the Council Planning Department. The site is currently under offer for purchase on this basis. In light of the above concerns we therefore seek to ensure that the site is either removed from the Neighbourhood Plan or the restrictive policy recommendations as currently drafted are removed.	SWAS)	consultation with the local community about proposals for the Ambulance Station site, particularly when it was known that the site is within the designated Neighbourhood Plan area and the community were actively progressing with the preparation of a Neighbourhood Plan. We do not see any reason to change what we have in the draft plan.
General	The area covered by your Neighbourhood Plan falls within the boundary of the Old Market Conservation Area and includes a number of important designated heritage assets including 62 Listed Buildings, one of which, Holy Trinity Church, is on our national Heritage At Risk Register. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.	David Stuart (English Heritage)	Noted that Holy Trinity Church is on English Heritage 'Heritage at Risk' register. In light of current works on the building, it should perhaps be removed from the register. However the Palace Hotel is in a poor state and should be added to the register. Policies relating to historic buildings and historic elements within buildings will be strengthened
General	The Plan displays an impressive and comprehensive understanding of the area's historic development, and how this survives to provide a sense of local identity and as the basis for contextually informed improvement. Much of the proposed agenda involves undoing past decisions, particularly relating to transport infrastructure, and reinstating or building upon lost townscape character. In this respect many of the proposals are ambitious, and we applaud your community for its courage and long-term vision.	David Stuart (English Heritage)	Noted - support.
General	The matters [raised in chapter 9] can hopefully be addressed relatively comfortably and should not detract from the overall thrust and scope of the draft Plan and our broad support for its objectives. It is important therefore that we offer our	David Stuart (English Heritage)	Presume reference to Chapter 9 is specifically sections 9.2.1 to 9.2.4 which we need to ensure are not 'watered down'.

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	congratulations to your community for what it has achieved, and express our belief that the Plan has the potential to become a robust mechanism for the sustainable heritage-led regeneration of Old Market.		
General	Does not support the plan as a whole. Would change: Current practice for narrow on road schemes are pointless when the roads are full of cars and buses, and don't get more people cycling. Shared space creates conflict between pedestrians and cyclists and is not good for either. PLEASE consider, from the start, what cycle infrastructure you should have throughout Old Market. Bristol Cycling Campaign can help with the specifics, please ensure they're involved.	Chris Percival	Meeting required with Bristol Cycling Campaign.
General	Does not support the plan as a whole. Would like to see more support for existing businesses.	Nic Riley (Limbs and Things)	More support for existing business may not be in the remit of the Neighbourhood Plan.
General	Does not support the plan as a whole: less parking for Motor vehicles more infrastructure for cycling and pedestrians. Less reliance on the use of the motor car.	David Wilcox	Retention of on-street parking is essential for shops in Old Market Street, West Street and Midland Road. Easton and St Philips residents' parking scheme will reduce the number of on-street parking spaces. Network of cycle routes to be developed.
General	Does not support the plan as a whole: There is no need for new buildings in Old Market - money should be spent on renovating existing properties.	Tommy Wilson	We are considering a proposal to apply to Heritage Lottery Fund for a grant (£100,000 to £2,000,000) under the Townscape Heritage Programme for restoration/renovation of building frontages in Old Market Street, West Street, Lawford Street and Midland Road, to complete the work started by BCC and the Heritage Economic Regeneration Scheme.
Feedback to Chapter 1 - Context and Character			
Page 7	The boundaries of the NDP as defined in the document are different from the Neighbourhood as defined by the Central Area Plan.	Mariateresa Buccianti (Local Resident)	Neighbourhood development plan area is set by BCC designation. Central Area Plan may need modification.
Page 8	In the historical reconstruction of the identity in Old Market in the past there is not enough consideration to the role of the railway infrastructure and the industrial role.	Mariateresa Buccianti (Local Resident)	Agreed. History can be expanded. Matthew Winterbottom did good briefing for The Prince's Foundation workshop which we can draw on.
Feedback to Chapter 3 - How We Will Use the Plan			
Page 15	Plan Area Coverage: We seek further clarification with regards to the change in the Neighbourhood area boundary to now include the site (Ambulance Station) which appears to sit on the periphery of the plan area, whilst sites to the north, south and west of the site which sit within the same context have been excluded. We note that the previous iterations of the Neighbourhood Plan area as still shown on the organisation's website excludes the site in question.	Peter Stockall (GVA on behalf of SWAS)	

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Feedback to Chapter 4 - Preparing the plan			
General	The community consultation and engagement have been carried out at very superficial level and do not match some of the detailed decisions in the plan.	Mariateresa Buccianti (Local Resident)	Comprehensive community consultation and engagement carried out. Inevitably there are conflicts in what different people and organisations ask for and the plan cannot accommodate everybody's aspirations.
General	Lack of leaflets put up in local businesses.	Mariateresa Buccianti (Local Resident)	Not true, leaflet racks put into ??? local businesses.
General	The mailing list with hundreds of stakeholders was not used to inform the residents and businesses.	Mariateresa Buccianti (Local Resident)	The mailing list will be used in the next round of consultation.
General	The leaflet prepared for the public meeting did not mention in a clear way "Old Market" and being without logos or clear statutory signs was not the best way to engage with local people.	Mariateresa Buccianti (Local Resident)	The leaflet referred to seems perfectly clear.
General	During this period the social media accounts of OMCA have not made any announcements on the plan.	Mariateresa Buccianti (Local Resident)	Social media?
Feedback to Chapter 6 - Aims of the Plan			
General	The proposed role of the area's heritage is holistic, informing, inter alia, public realm and highways enhancements, the location of development sites, design principles, heritage trails and the advocacy of a Local List. Proposals also consider management and delivery mechanisms as part of the creation of a sustainable regime. We are happy therefore to support the overarching objectives – to revitalise and promote the area's historic character and USP, re-connect it with its surrounding area, and boost its social and economic profile to recreate a truly distinctive and viable community which adds to the overall character and interest of Bristol as a city.	David Stuart (English Heritage)	Noted - support.
Feedback to Chapter 8 - Projects			
General	Has there been any viability assessment done? If not, I think the final plan will need that. If I was the Examiner, I would want to know more about the viability and deliverability of the various sites and schemes. Some sites may be in the BCC plan and may therefore have been made available by their owners, but some may not and that can change.	Jeff Bishop (Consultant)	No viability assessment done. The Council's agreement to carry out a proper assessment of the whole of the Lawrence Hill roundabout to Bond Street roundabout route should evaluate our proposals. It would be possible to obtain a development value for the sites released by road scheme - Bond Street/Old Market Street roundabout, Clarence Road, Lawrence Hill roundabout.
General	The restriction of the existing main roads within the neighbourhood may be sufficient to choke off through traffic, but might do the same to the traffic necessary for success, so signposting becomes very important.	Peter Floyd (Consultant)	Noted.
General	The Inner City Loop proposed in the Public Realm and Movement Framework published last year (p19) looks good	Peter Floyd (Consultant)	Agreed as this would remove some traffic from Bond Street and Temple Way.

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	but its capacity is yet to be proved and since it concentrates on the area within its loop, needs to be extended by the use of St Philips Causeway as a more easterly distributor of through traffic from M32 to Cumberland Basin and which if it is to work, needs the junction at Bath Road revised to take traffic moving west past the city centre along The Cut.		
General	No changes to the traffic lights at this time. There is too much demand at the moment and this will create traffic jams into the centre. The traffic schemes should not go ahead until traffic demand for driving into the city is greatly reduced, through park and ride for the M32 corridor and better public transport on trains and buses.	Simon Chapman	Traffic scheme is going to be evaluated by BCC highways. Agree with comments about M32 park and ride and better public transport.
Page 24	Support for proposed development of Old Market Street and West Street.	Mariateresa Buccianti (Local Resident)	Noted - support.
Page 29	Car club allocation: we should call them "car sharing" because Car Club is part of a commercial name. While of course car sharing is a good aspiration I am not aware that OMCA has tried to challenge the unused car space which is already allocated to a car sharing scheme. So...what are the requirements for car sharing in the area?	Mariateresa Buccianti (Local Resident)	Residents' parking zone proposals show new car club parking spaces in two locations: Braggs Lane, outside Geometric House, and Barton Road, outside Jews' Burial Ground.
Page 32	While overall in favour of the highways proposal in the plan I believe better discussion should happen with the Old Market Roundabout. Objection to the plan of bringing back the huge traffic in Temple Way to street level. A better option (and probably much cheaper) would be to completely cover the tunnel and create a "grand square" where the remaining traffic could be slowed down by a much needed integration of bus/cycle routes and pedestrian movement. The plan should also make clear that advertisement billboards should be discouraged.	Mariateresa Buccianti (Local Resident)	Bringing Bond Street/Temple Way up to the level of Old Market Street and making the junction a crossroads will release development land that can subsidise the necessary engineering works. Covering over the existing underpass releases no land and relies on funding from another source, i.e. the Council. The proposal we have, as devised by Andy Cameron of WSP, will slow down traffic and will give pedestrians and cyclists far greater priority and a much safer environment than at present.
Page 32	Heartily agree with the removal of the huge junctions at Old Market and Lawrence Hill and the return of the land to the community.	Peter Floyd (Consultant)	Noted - support.
Page 32	If these improvements are to happen it will be very necessary to redirect through traffic around the city centre, which routes are not yet being provided by BCC with sufficient capacity. Cities with inadequate transport drive enterprise out and the centre declines, so this point may also need to be pressed by local communities.	Peter Floyd (Consultant)	Agreed. Public Realm and Movement Framework ought to make more about use of link from M32 junction 3 to the Bath Road and thence to outer ring road and south Bristol link.
Page 32	I am concerned about the restrictions on through traffic, as West Street & Old Market is used as a through route into the centre by many including myself and is likely to become	Simon Chapman	Proposals for West Street and Old Market Street are being 'modelled' by BCC highways to assess the likely effect on traffic flows, particularly buses. Removal of Lawrence Hill

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	<p>jammed if traffic is restricted by making the road single carriageway incoming. The route is an alternative to coming down the M32. I am also against the removal of the Lawrence Hill roundabout, as Easton Way and St Philips Causeway is a very useful north-south route from the M32 junction 3 to Brislington and Bath Rd.</p>		<p>roundabout does not cut off Easton Way and St Philips Causeway; they simply become a crossroads with Lawrence Hill rather than a roundabout.</p>
Feedback to Chapter 9 - Policy and Principles			
General	<p>Adult and entertainment venues/establishments (SEVs): Differently from OMCA's response in the meeting at the Baptist Chapel in late November, those venues are regulated by planning law and some of them have been closed because of the increasingly residential character of the area. Many people feel strongly about this matter, as highlighted during the meeting, and would like all sex related businesses to be replaced by more family friendly businesses. I strongly support this point of view and I ask that a clear statement to refuse and object to the licencing of these venues is included in the NDP.</p>	<p>Mariateresa Buccianti (Local Resident)</p>	<p>Existing adult entertainment venues/establishments licensed by BCC. Any proposal for new premises would not be in line with the intentions of the plan but we would need to state this in the plan.</p>
General	<p>While affordable housing will be a major factor in the next few years I am worried that very little mention is made about this point. Also no mention has been made about the area being a lifelong place to be with a provision of homes for all ages (also elderly) (different from the sheltered accommodation which are rather common in the area). No mention of work-live spaces which would be more appropriate than shops, and provide active frontages, in areas like Gloucester Lane, Clarence Road and Midland Road.</p>	<p>Mariateresa Buccianti (Local Resident)</p>	<p>Provision of affordable housing is well covered by BCC Core Strategy so does not need repeating in the Neighbourhood Plan. We do not intend prescribing the use of the ground floors of any new development. Paragraphs 5.1 and 5.2 in the Design Code set out proposals for use and these are going to be incorporated into policy rather than being advisory. It is important that ground floors on principle routes are capable of supporting a variety of uses including live/work, so we propose a minimum 3.0 m ceiling height for future flexibility. This is an excellent idea that has come from the Mayor.</p>
Page 37	<p>The important and largely incomplete map at page 37 does not show important walking patterns for most of the residents, as that across Waterloo Road and towards Passage Street. No real connections towards the Enterprise Zone and Temple Meads, no connections to the North.</p>	<p>Mariateresa Buccianti (Local Resident)</p>	<p>Agree the movements map needs to show some more routes and needs to be clearer.</p>
Page 37	<p>There is not enough understanding of the relevance of Old Market as an important route for National and Regional Cycleways therefore I believe this plan needs a complete rethinking in that respect. During the meeting in November two representatives of the Bristol Cycling Campaign have asked for the plan not to be approved in the current form. I ask OMCA to organise a meeting with this group in order to make the necessary changes.</p>	<p>Mariateresa Buccianti (Local Resident)</p>	<p>Meeting will be arranged with Bristol Cycling Campaign.</p>

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Page 37	The map at page 37 includes a diversion of the Railway Path towards the Industrial Estate: this idea is not very easy to achieve from an infrastructure point of view (it would need to go through private land, a huge wall and a section of railways). This change inside a plan which has little mention of improving cycling infrastructure is moreover quite surprising, and might denote not an understanding of cycling in the area but other plans.	Mariateresa Buccianti (Local Resident)	The plan shows a route that was being investigated by BCC Highways. It now seems clear that the cycle path can take the route of the old railway all the way from Lawrence Hill to Temple Meads as the water transfer station is no longer used. We will alter the plan to reflect this. Check with Alistair Cox.
Page 37	The need for north south pedestrian links across Old Market neighbourhood has long been one of my interests as you know and the ideas included in the plan are good but possibly need more work to ensure that these links are completed, especially southwards to Temple Meads. Gardiner Haskins who have received a lot of attention in the plan may need to be pressed on this point too.	Peter Floyd (Consultant)	Agreed. Meeting needs to be arranged with Gardiner Haskins to talk about the route to the west of their buildings including removal of the fire escape (as well as their car parks).
Page 37	Considering better cycling facilities is the 8th most requested feature, the proposed plans make limited reference to cycling infrastructure. In order to make it easy for people to get to and move through Old Market, significant space should be taken away from motorised traffic and given to high quality Dutch style segregated infrastructure that is consistent and ubiquitous.	Chris Percival	Meeting to be arranged with Bristol Cycling Campaign. There is scope for some Dutch-style cycle lanes and it is the intention to incorporate these.
Page 38	Clarification would be beneficial in the wording of Policy B1 which at present could be regarded as somewhat hostage to fortune. This needs to be consistent with the policy guidance in the NPPF and parent Local Plan. Development – which in the context of this policy could presumably embrace the demolition of heritage assets - needs to do more than demonstrate that the historic character of a building has been “considered”. The NPPF highlights the desirability of development sustaining and enhancing the significance of heritage assets, and new development making a positive contribution to local character and distinctiveness.	David Stuart (English Heritage)	Policy B1 to be expanded as suggested.
Page 39	The re-assessment of the buildings of merit and not in the Old Market is in conflict with the Old Market Conservation Area Character Appraisal. I believe that this work was done on a map rather than through local knowledge. Particular buildings referred to: <ul style="list-style-type: none"> Trinity Road Garage, formerly a Greyhound bus depot with a remarkable deco façade, has been designated as a “negative building” while the adopted policy says it is a “building of merit” 	Mariateresa Buccianti (Local Resident)	The assessment of buildings outside the Conservation Area boundary was undertaken by site inspection not from a map. The assessment is made principally for architectural and urban design quality. The Trinity Street warehouse has no architectural merit however it is not proposed to demolish it but only that it could be considered in conjunction with proposals for the plots adjoining it on West Street as set out in policy C7. The building on the corner of Old Market Street and Lawford Street is given a ‘neutral’ building designation in the Conservation Area Character Appraisal; it has a good

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	<ul style="list-style-type: none"> • Building on the corner of Old Market Street and Lawford Street is designated “neutral” and similar style buildings along the street are “negative”; what is the rationale? • Challenges designation of pre-war building along Clarence Road as “negative”. • Challenges designation of PIWA buildings as “negative”. • Challenges designation of 7 Redcross Street as “listed grade II” 		shop front. It is superior to those that continue down Lawford Street that are listed as ‘negative’; poorer quality materials, poor proportions, set back from the building line. Agreed that the building on Clarence Road should be upgraded from ‘negative’ to ‘neutral’. There are no industrial buildings in the PIWAs that could be said to have any architectural merit apart from the brick clad triple gabled building in Midland Road which has a ‘neutral’ designation. We agree with the point about 7 Redcross Street but do not believe that we can incorporate anything in the Neighbourhood Plan to enforce demolition of the brutalist additions (note that the 18 th century part is purely a facade that is held up by the concrete frame of the brutalist additions).
Page 39	We have cross-referenced this schedule with the map showing building quality on p39. We assume information on buildings within the conservation area has been drawn from the Old Market Conservation Area Appraisal but we have identified some potential development sites which contain what are Unlisted Buildings of Merit within the Appraisal (eg Policy C4 & C5). We appreciate that though seeming to be an inconsistency a “development site” does not necessarily imply the wholesale demolition of existing fabric but such ambiguity is unhelpful and the situation would benefit from rationalisation.	David Stuart (English Heritage)	There are potential development sites that contain 'unlisted buildings of merit'. It is not intended that these can be demolished, quite the reverse, that is why they are shown in white rather than in orange on the diagrams in the policies and referred to in the policy as 'reuse and sensitively restore'.
Page 40	Interpretation of design and architecture can be very subjective. The wording of the policy, and the appended Design Code, is too prescriptive and does not present a flexible approach to development. This is particularly important when existing buildings (including listed buildings) form part of a development site. We consider the policy should be reworded to allow applicants the opportunity to demonstrate where it is not reasonable or feasible to comply with the prescriptions of the design code. Recommended Change Requested “Development proposals will not be permitted unless it can be demonstrated <i>will be expected to demonstrate that the proposal has taken these factors have been taken</i> into account and taken advantage of all opportunities to improve Old Market Quarter. <i>As a guide, development should aim to achieve the standards set out in the Old Market Neighbourhood Plan Design Code.</i>	Rebecca Collins (GVA on behalf of RLAM)	Proposed amendment to wording of the first sentence is agreed but the additional sentence is superfluous. So revised wording will read "Development proposals will be expected to demonstrate that these factors have been taken into account and taken advantage of all opportunities to improve Old Market Quarter".

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Page 41	<p>It is considered that the wording of policy B4 does not provide reasonable flexibility to enhance or bring back into active use existing buildings. The Glassfields site contains a number of listed buildings along Broad Plain, which presents a significant abnormal cost to development. See details - Page 2 'Draft policy B4'. Recommended Change Requested "The conversion of existing buildings <i>should safeguard or enhance heritage assets. The following changes should be avoided where possible: will not be permitted where:</i>"</p> <ul style="list-style-type: none"> • Incongruous structures are added to the buildings; • Fenestration patterns are altered from the original; • Ground floor retail space is lost; • Active street frontage is removed; • Historic elements of the buildings are damaged or removed." 	Rebecca Collins (GVA on behalf of RLAM)	<p>Proposed amendment to the policy is agreed apart from the words "where possible". Also incongruous to be changed to unsympathetic and wording of Bullet Points altered. So revised policy will read "The conversion of existing buildings should safeguard or enhance heritage assets. The following changes should be avoided:</p> <ul style="list-style-type: none"> • Unsympathetic structures added to buildings; • Fenestration patterns altered from the original; • Loss of ground floor retail space; • Removal of active street frontage; • Damage to or removal of historic elements of the buildings."
Page 43	<p>Asks for a way to include stronger commitment for land use at the benefit of the community in the NDP. The plan has entered into lots of detail to have land developed, however there is no similar detail to provide us with more green spaces, cultural and community spaces, schools and nurseries. For this point I ask that a clearer definition of where to build community facilities and how to achieve the aspirations should be written more clearly in the plan.</p>	Mariateresa Buccianti (Local Resident)	<p>Agreed that we need to be more specific about community facilities. We should have more evidence to support the need for a new health centre. We should compile a list of existing community facilities and review their efficiency/accessibility. We should obtain figures/future projection for school places. If existing planning approvals were to be implemented there would be a further 279 dwellings added to the area, which would need to be factored in. There are no sites identified for new facilities, some existing buildings, e.g. clinic in Passage Street might be the place for a new GP practice.</p>
Page 43	<p>Error: the number of schools mentioned in the document is three and not two.</p>	Mariateresa Buccianti (Local Resident)	<p>There are two primary schools (Hannah More and St Nicholas of Tolentine). Andalusia Academy offers both primary and secondary education.</p>
Page 43	<p>What is the difference from formal and informal community facilities? None of the facilities mentioned are open for public use. Also the list is incomplete because there are other venues as the St Jude's community hall, the mosque in Wade Street, and a thorough analysis might reveal more:</p> <ul style="list-style-type: none"> - Bristol Sexual Health Centre (Central Health Clinic) in Passage Street - NHS dentist in Old Market Street (Page 5 Community assets and facilities) 	Mariateresa Buccianti (Local Resident)	<p>Comprehensive list (as answer above) will identify all communal facilities.</p>
Page 43	<p>RLAM support the desire to enhance community facilities within Old Market. These can be wide reaching including healthcare, education and leisure facilities. Development at Glassfields will seek to deliver an integrated scheme which</p>	Rebecca Collins (GVA on behalf of RLAM)	<p>Policy C2 - noted.</p>

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	can benefit new and existing communities. No changes proposed to Draft policy C2.		
Page 44	Whilst it will be desirable and reasonable to deliver family accommodation with private open space within parts of Old Market, in highly urban locations such as Glassfields, it is not considered appropriate given the context of the site. Furthermore, the site's location within the Enterprise Zone, requires a strong emphasis towards commercial uses rather than family accommodation. Recommended Change Requested "Proposals for new residential development will only be permitted where they provide a balanced approach to housing provision. In Old Market Quarter, <i>where appropriate, development should include family housing with access to amenity space. this means including the provision of 3 and 4 bedroom dwellings appropriate for families with private open space.</i> "	Rebecca Collins (GVA on behalf of RLAM)	Policy C3. Agreed that the policy does not allow for locations where family housing is either not appropriate or impossible to provide. It is important that there is a definition of family housing. Proposed rewording of policy would read: "Proposals for new residential development will only be permitted where they provide a balanced approach to housing provision. In Old Market Quarter, where appropriate, development should include family housing. This means the provision of 3 and 4 bedroom dwellings with direct access to amenity space."
Page 45	Concerned about the impact of reducing vehicle movements around Broad Plain, by removing hard pavings and roadways on two sides of Broad Plain, on the use of the listed buildings along Broad Plain. In order to retain these buildings in a viable use, they must be easily accessible. This includes vehicle access for drop off, servicing and loading. We therefore do not support the removal of this roadway. RLAM support the refurbishment of the triangle land at Broad Plain, which is currently hard surfacing. We suggest that the policy wording is too prescriptive by requiring grass and that this area could be enhanced through soft and hard landscaping. Recommended Change Requested (to the last bullet point) " The removal of hard paving and roadways to two sides of Broad Plain and the hard paving in the middle and replacement with grass. The enhancement of Broad Plain through hard and soft landscaping improvements. "	Rebecca Collins (GVA on behalf of RLAM)	It is not intended that there should be no access to the front of the listed buildings on the south side of Broad Plain. There would be a shared surface roadway that could be accessed by delivery vehicles, etc. the introduction of a significant grassed area is intended to give an appropriate and enhanced setting for the listed buildings. We agree that the last bullet point should be changed and suggest "The removal of hard paving and roadways on two sides of Broad Plain and the hard paving in the middle, and replacement with grass edged with hard paved shared surfaces appropriate to the setting of the listed buildings that allows access for delivery vehicles as well as bicycles and pedestrians."
Page 48	From an architectural point of view the entrance to Bristol through a very green Clarence Road and then Old Market, could be magnificent and I would consider its loss a very high price to pay. This controversial solution solves the problems of urban continuity and safety but other options should be considered.	Mariateresa Buccianti (Local Resident)	The area of grass and trees on the south side of Clarence Road is considered to be poor recreational design and value in the Ashley, Easton and Lawrence Hill Area Green Space Plan. Policy C7 does not advocate adding retail at ground space - it only requires that ground floors have 3.0 m high ceilings to allow for alternative uses to residential, e.g. commercial, retail, workshops and live/ work space. Making Clarence Road into a grand avenue would directly contradict the aspiration to slow down traffic speeds. Redeveloping the existing housing in Hayes Close, possibly considered desirable by some, is unrealistic.

Page	Comment	Respondent	OMQF Response
Page 49	In favour of the proposal but, important, part of the site is in the flood plain as great part of the PIWA along the River Frome. The NDP proposes long term (residential) development opportunities for the site, which need to be assessed against increasing flood risk.	Mariateresa Buccianti (Local Resident)	The effect of flood zone 2 is acknowledged. The inclusion of Alide and Scaddings in the plan as long term development opportunities comes from BCC call for site exercise. Any development of these sites will clearly need to address the flood zone issue.
Page 51	Site on Unity Street/Midland Road should see a celebration of the historic Baber's Tower (XVIII century). Reference: Community Layer of Know Your Place.	Mariateresa Buccianti (Local Resident)	The site of Babers Tower, on the corner of Unity Street and Midland Road, is part of Kingsdown House car park, which is shown as a long term development opportunity.
Page 51	Land to Rear of 60 West Street. The site is important for the viability of the shop on West Street. Current shopkeeper gets deliveries from the back courtyard.	Mariateresa Buccianti (Local Resident)	There is no rear access to shops on West Street from the land to rear of 60 West Street. The site has been granted planning permission, which has lapsed, but it is a prominent site and needs careful consideration.
Page 51	Site in Waterloo Road. Agreed that this site needs a use but not residential. Possible noise issue from PIWA.	Mariateresa Buccianti (Local Resident)	Site in Waterloo Street is not proposed for 'residential use' but for 'mixed use'.
Page 51	Lack of vision for the Gardiner Haskins site. Major site which negatively impacts on the area left out of NDP. Important to shape the huge extent of land at this stage to avoid unacceptable and damaging development in the future.	Mariateresa Buccianti (Local Resident)	Gardiner Haskins car park site is included as a long term development opportunity. Until the owners start to actively consider development of the site it is inappropriate to set out specific parameters for development of the site.
Page 52	Site Context: The Ambulance Station site also includes the surface level car park in the northern part of the site which falls within the ownership of the City Council. The attached plan confirms the extent of the site which combines to 0.67 hectares with the SWAST ownership amounting to 0.43ha (we note that the Neighbourhood Plan refers to the site as only 0.252 ha).	Peter Stockall (GVA on behalf of SWAS)	We measure the area of the Ambulance Station site and car park to be 0.67 ha. The area that it is proposed to dedicate to an extension to Castle Park and castle moat is 0.44 ha. The narrowing of Queen Street increases the development site area to 0.23 ha.
Page 52	Several issues raised about the NDP proposals for future developments on the ambulance station site. See details: Pages 3 - 5 'Specific Concerns with the Neighbourhood Plan'.	Peter Stockall (GVA on behalf of SWAS)	Covered previously.
Page 54	The sustainability values in the plan are very poor and require far more work to match the Green Capital ambitions. Several green spaces have been designated as public while they are not accessible to the public. The only new proposed green area comes from the opportunity that might arise with the disposal of the ambulance site. This is an important step which must be complemented by the reopening of the old Castle moat. My suggestion is that the newly created area should be named to celebrate Dorothy Brown, who was champion for the preservation of our heritage.	Mariateresa Buccianti (Local Resident)	Reopening the Castle Ditch is included in the policy for the Ambulance Station site in C10. Agreed it would be a splendid idea to dedicate the area to Dorothy Brown, whose suggestion it was at one of The Prince's Foundation workshops.
Page 54	Lack of opportunity for allotments: I had explored the area with a Council Officer and there are green spaces that could benefit from being used as small community allotments.	Mariateresa Buccianti (Local Resident)	The inclusion of sites for allotments is a good idea - which sites are being suggested?

Page	Comment	Respondent	OMQF Response
Page 54	The River Frome has been ignored while we need to benefit from the presence of the water habitats.	Mariateresa Buccianti (Local Resident)	Agreed that we should add something about the River Frome.
Page 54 Policy E1	RLAM support the requirement for development adjacent to the Broad Plain triangle of open space, to protect and improve this setting. It is however, unclear where the responsibility of improving this open space lies. We consider this should come from funding provided to the Neighbourhood Forum as a result of the Community Infrastructure Levy. The policy wording is not explicit in describing the character, setting, accessibility or amenity value of the area. Therefore, it is unknown as to how the Neighbourhood Forum would measure any degree of harm to this area. Recommended Change Requested (to final sentence of the policy) " Any development that harms the <i>Development is expected to enhance</i> character, setting, accessibility or amenity value of these spaces will not be permitted. "	Rebecca Collins (GVA on behalf of RLAM)	The proposed change to the wording only repeats what is set out at the beginning of the policy. It is important that we ensure that development does not harm existing open spaces.
Page 54	There are no nationally designated sites within or close to the Old Market Quarter; however there are a number of parks and green spaces and Natural England particularly welcomes the commitment in the plan to the protection and enhancement of these important local assets and to creating green links between them through tree planting. There may also be opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes which should also be considered as part of any new development proposal.	Amanda Grundy (Natural England)	The incorporation of features that are beneficial to wildlife would be as BCC Core Strategy so it is probably not necessary to include anything further in the Neighbourhood Plan.
Page 54	You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.	Amanda Grundy (Natural England)	Natural England standing advice to be incorporated, particularly into policies for the main park areas.