

EXA065

Bristol Local Plan: Schedule of modifications to the Policies Map

April 2026



Introduction

On 31 October 2023, Full Council agreed the Local Plan publication version (November 2023). Following this approval, a representation period was carried out between 21 November 2023 and 26 January 2024. The local plan was submitted to the Secretary of State on 25 April 2024. Examination hearings were held between 25 February 2025 and 23 April 2025.

The council is now undertaking a consultation on the main modifications proposed.

The schedule of modifications to the policies map

The policies map is not defined in legislation as a development plan document. The role of the policies map is to illustrate geographically the application of policies in the plan. The changes shown below are subject to consultation alongside the main modifications.

This document contains the proposed modifications to the policies map. The first column of the schedule provides the modification's reference number – please refer to this in your representation. The second column provides the location of the modification in the plan. The third column provides the proposed modifications to the text of the plan. The fourth column provides the reason for the modification's proposal.

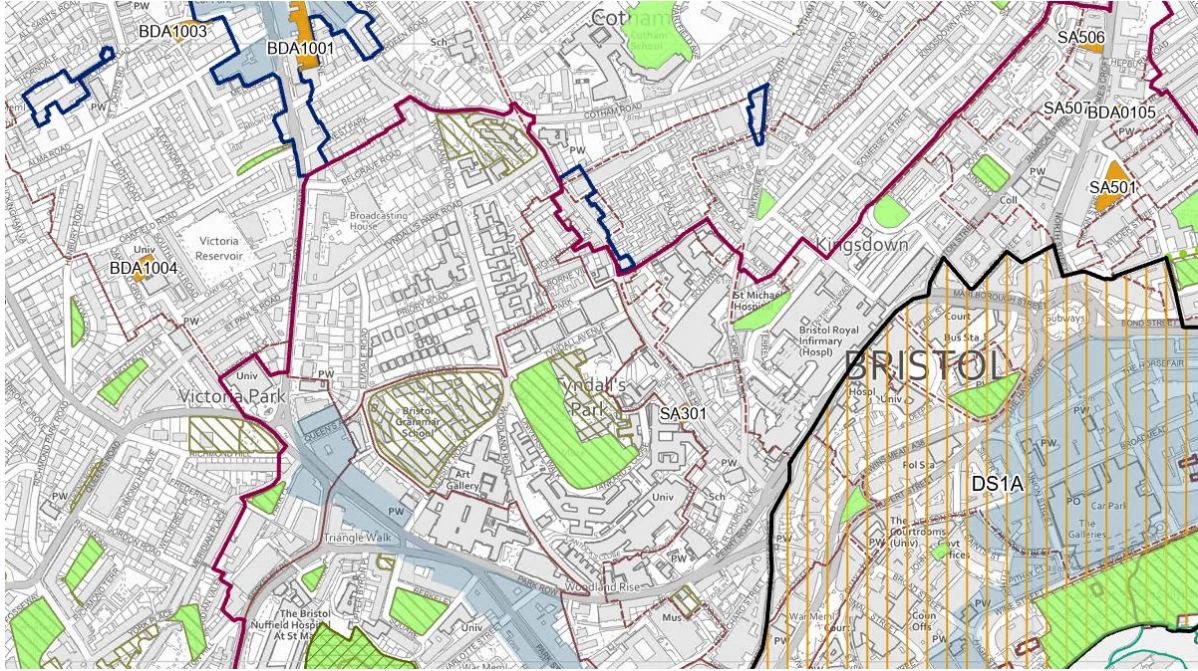
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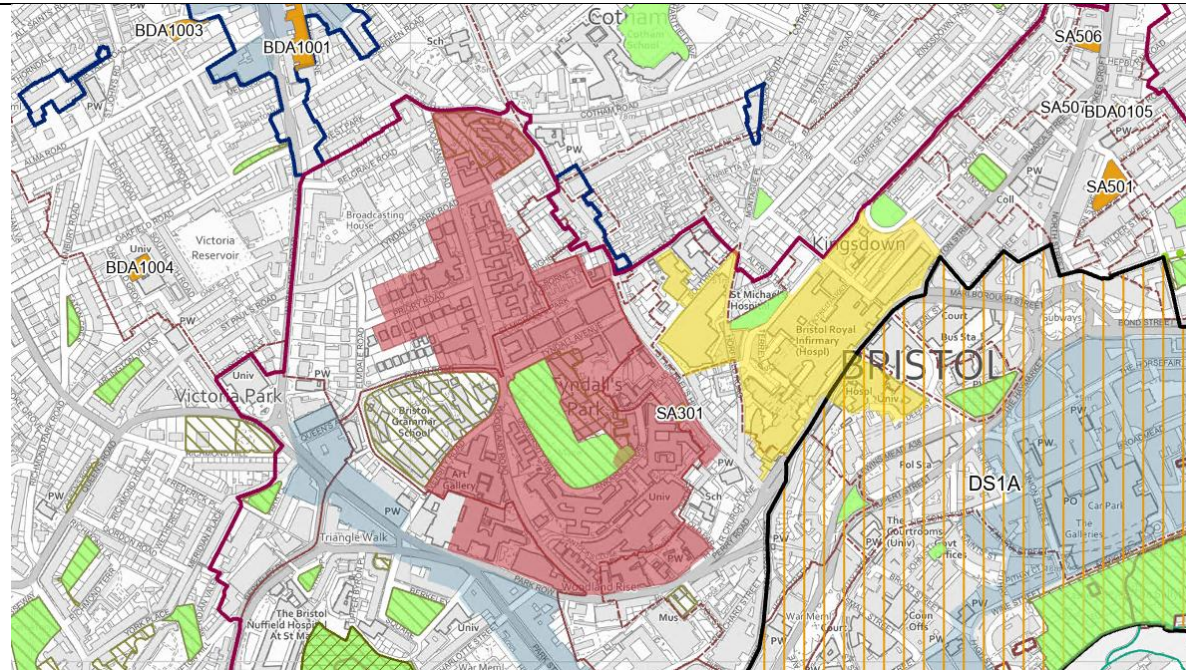
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Bristol Local Plan – policies map


DS1: Bristol City Centre

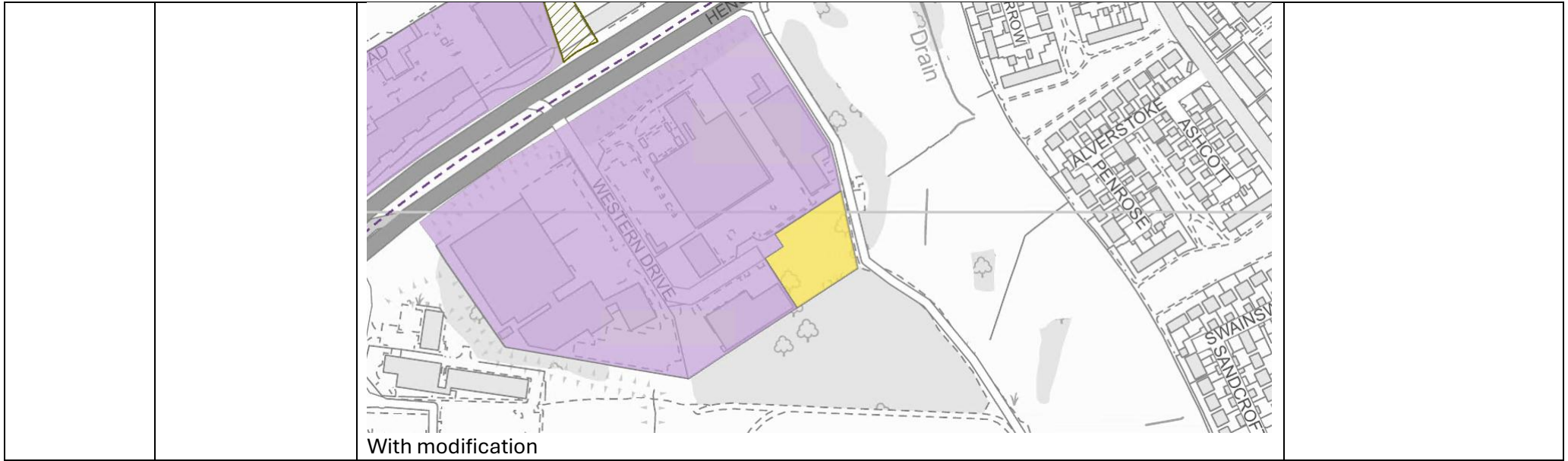
| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|---|--|--|
| PM.1 | <p>DS1 University precinct/Hospital precinct</p> | <p>Add university and hospital precincts.</p>  <p>As published.</p> | <p>Consequential addition of university and hospital precincts on the Policies Map (See DS1)</p> |



With modification.
University precinct (red shading)
Hospital precinct (yellow shading)

H10: Planning for traveller sites

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|---|--|---|
| PM.2 | H10 Planning for Traveller Sites | <p>Add site known as Land at Western Drive, Hengrove Way</p>  <p>As published: No allocation</p> | To display the site allocation resulting from the main modification to Policy H10 |



G11: Local green space

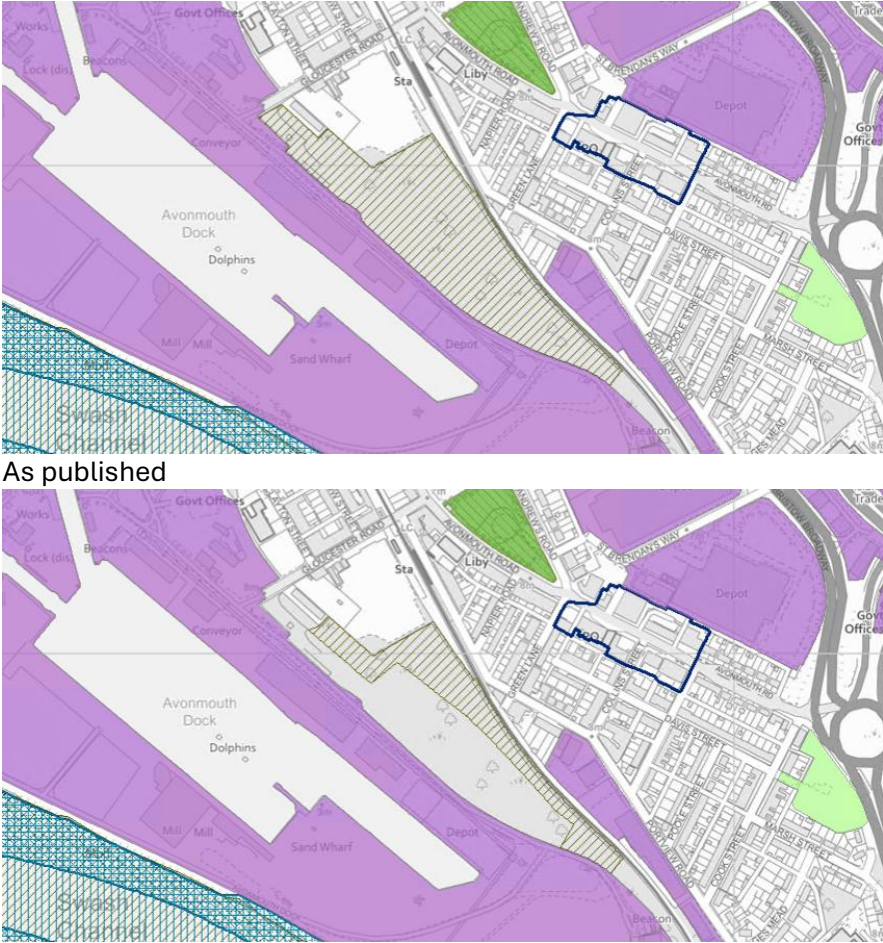
| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|----------------------------------|---|---|
| PM.3 | G11 Local Green Space | Consequential to the removal of policy G11, all sites previously shown as Local Green Space (which includes policy G14) to be shown as Reserved Open Green Space (policy G12). No site boundaries have been modified as part of this proposed designation, barring the modifications set out in PM.4 and PM.5. | To reflect the main modification deleting Policy G11. |

G12: Protected Open Space


| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|--|
| PM.4 | G12 Reserved Open Green Space | <p>Remove the permitted/implemented residential development from part of 'Railway Line at Ashton Vale ROGS03012'</p>  <p>As published</p> <p>With modification</p> | Part of site is subject of planning permission which is being implemented. |

| | | | |
|-------------|---|---|---|
| <p>PM.5</p> | <p>G12 Reserved open green space</p> | <p>Filwood Park to be added as a Reserved Open Green Space.</p>  <p>As published</p>  <p>With modification</p> | <p>The park meets the criteria for reserved open green space.</p> |
|-------------|---|---|---|

BG2: Sites of Nature Conservation Interest

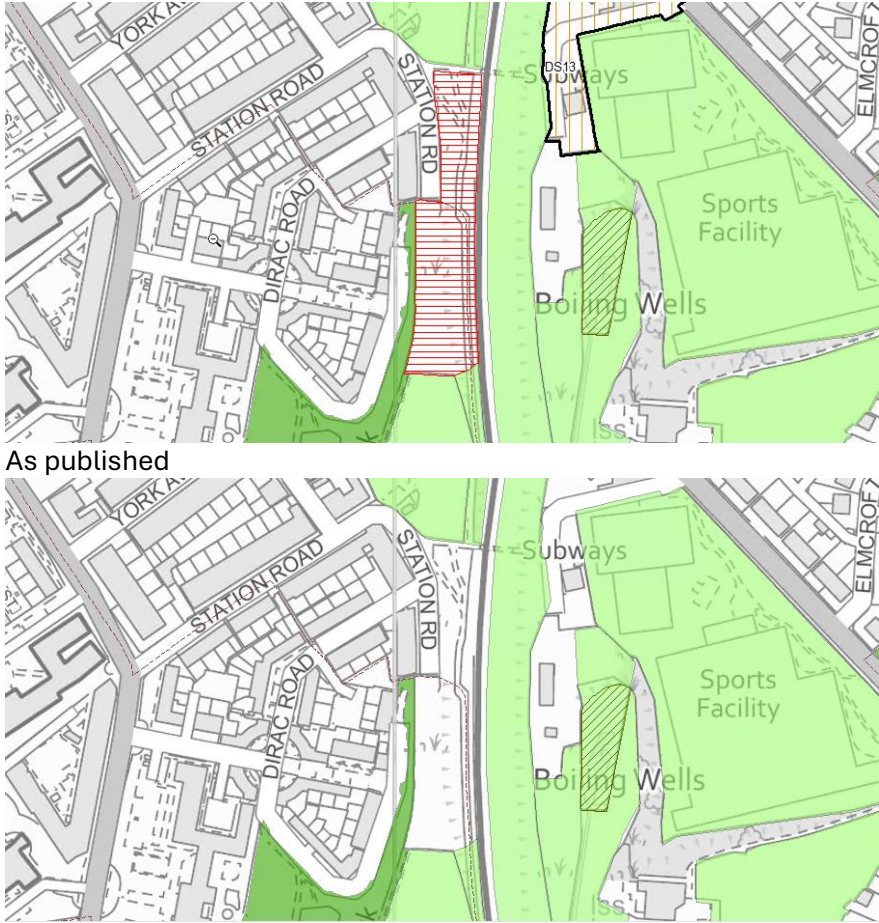
| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.6 | Sites of Nature Conservation Interest | Amend SNCI boundaries at: <ul style="list-style-type: none"> Gloucester Road Railway Sidings  <p>As published</p> <p>With modification</p> | To remove changed / developed areas in accordance with the latest information identified by the local sites partnership. |

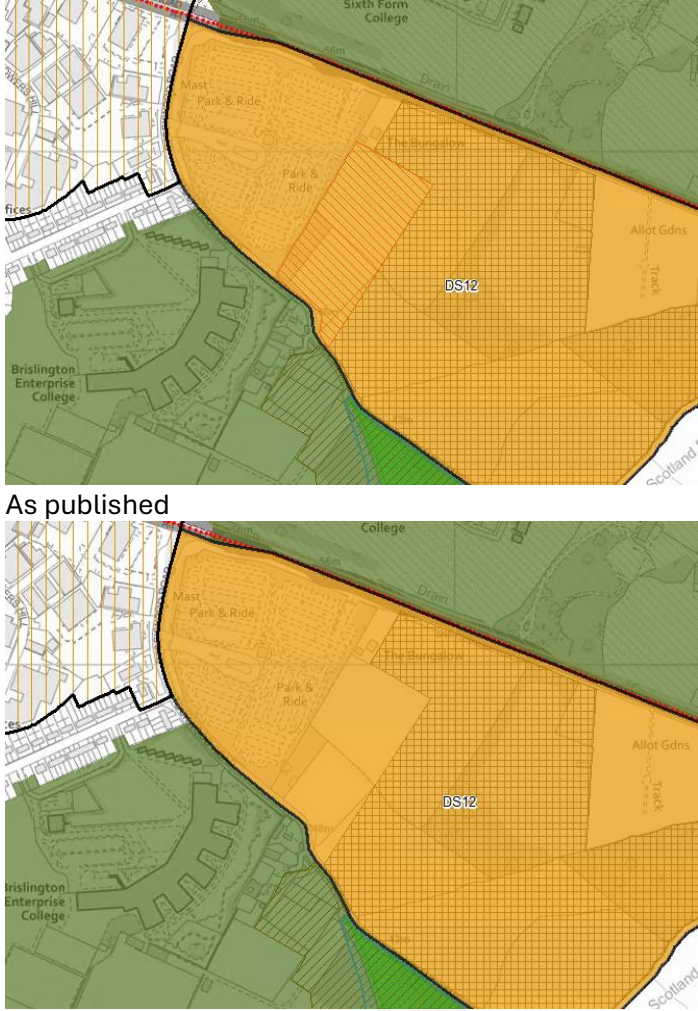
| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|---|--|---|
| PM.7 | <p>Sites of Nature Conservation Interest</p> | <ul style="list-style-type: none"> • Hallen Marsh Junction  <p>As published</p> <p>With modification</p> | <p>To remove changed / developed areas in accordance with the latest information identified by the local sites partnership.</p> |

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.8 | Sites of Nature Conservation Interest | <ul style="list-style-type: none"> Novers Common (land at Sidford Road).  <p>As published</p> <p>With modification</p> | To remove changed / developed areas in accordance with the latest information identified by the local sites partnership. |

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.9 | Sites of Nature Conservation Interest | <ul style="list-style-type: none"> Site west of Concorde Drive  <p>As published</p> <p>With modification</p> | To remove changed / developed areas in accordance with the latest information identified by the local sites partnership. |

T2A: Protected transport and movement routes

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.10 | T2A Protected transport and movement routes | <p>Remove the safeguarded Rail Infrastructure designation of Ashley Hill Station:</p>  <p>As published</p> <p>With modification</p> | <p>For clarification: Ashley Down station was completed in September 2024 and has been in operation since.</p> |


| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|--|
| PM.11 | T2A Protected transport and movement routes | <p>Remove the site safeguarded for the expansion of Brislington Park & Ride.</p>  <p>As published</p> <p>With modification</p> | <p>For clarification. It is no longer considered necessary to safeguard the site for the expansion of the park & ride.</p> |

FR2: Flood Defence Policy Areas

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--------------------------------|--|---|
| PM.12 | FR2 Flood Defence Policy Areas | <p>Modify extent of designation in Netham Lock area as follows:</p>  <p>As published</p> <p>With modification</p> | To reflect the Outline Business Case for the Bristol Avon Flood Strategy. |

DA1: Development allocations

BDA0302 Land to the west of Ashton Gate, Marsh Road/Winterstoke Road, Ashton Gate

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.13 | <p>DA1 Development allocations</p> <p>Site BDA0302</p> | <p>Modify site boundary to include the car park and more generally follow the boundary of the existing planning permission:</p>  <p>As published</p> <p>As modified</p> | <p>To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions.</p> |

BDA0801 The Grove Car Park, The Grove and Prince Street, Harbourside

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.14 | <p>DA1 Development allocations</p> <p>Site BDA0801</p> | <p>Modify site boundary to exclude seating area with trees at southeast corner, with boundary correction to the quayside:</p>  <p>As published</p> <p>As modified</p> | <p>To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions.</p> |


BDA0802 Land at Redcliffe Way

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.15 | <p>DA1 Development allocations</p> <p>Site BDA0802</p> | <p>Modify site boundary to include only the Redcliffe Wharf site:</p>  <p>As published</p> <p>As modified</p> | <p>To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions.</p> |

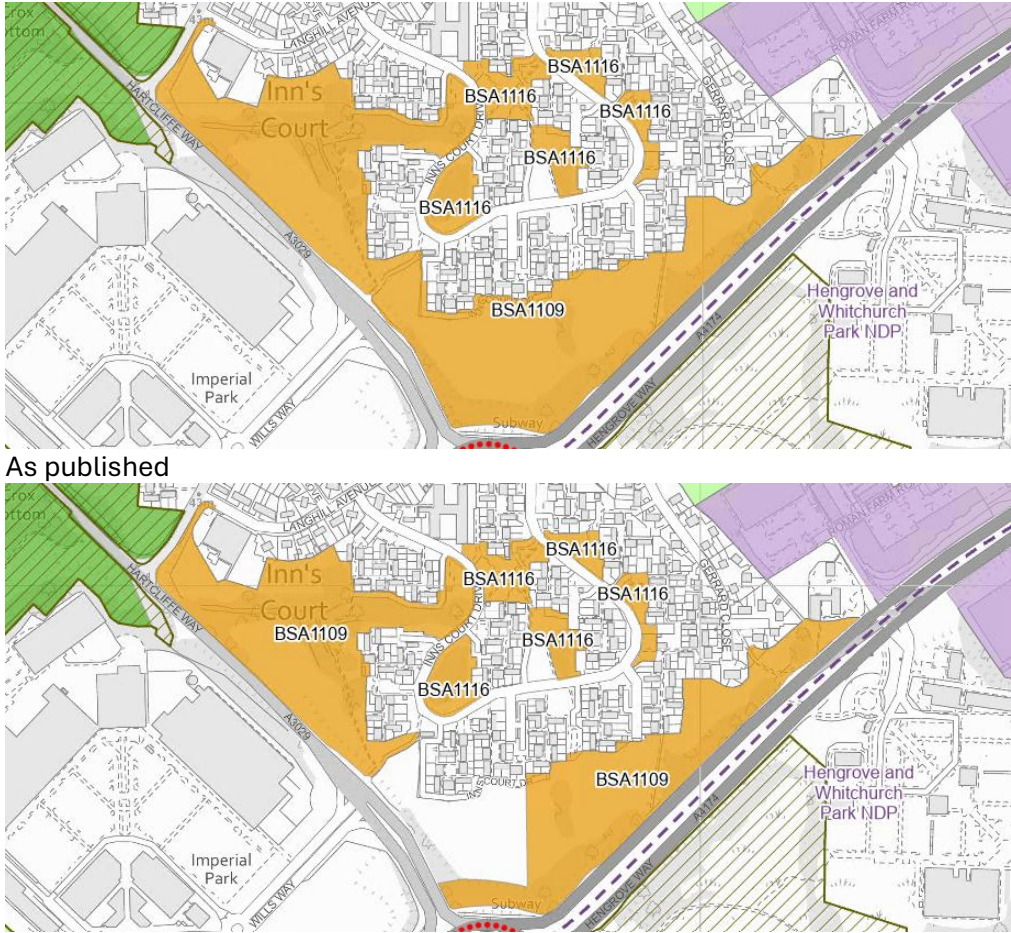
BDA2301 Land to the South of Warwick Road/Oxford Place, Easton

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|--|
| PM.16 | <p>DA1 Development allocations</p> <p>Site BDA2301</p> | <p>Modify site boundary to exclude plot with permission for new homes:</p>  <p>As published</p> <p>As modified</p> | <p>To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions.</p> |


BDA3401 122 Bath Road

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|--|
| PM.17 | <p>DA1 Development allocations</p> <p>Site BDA3401</p> | <p>Remove the development allocation as follows:</p>  <p>As published</p> <p>As modified</p> | <p>The site is being developed. Allocation no longer required.</p> |

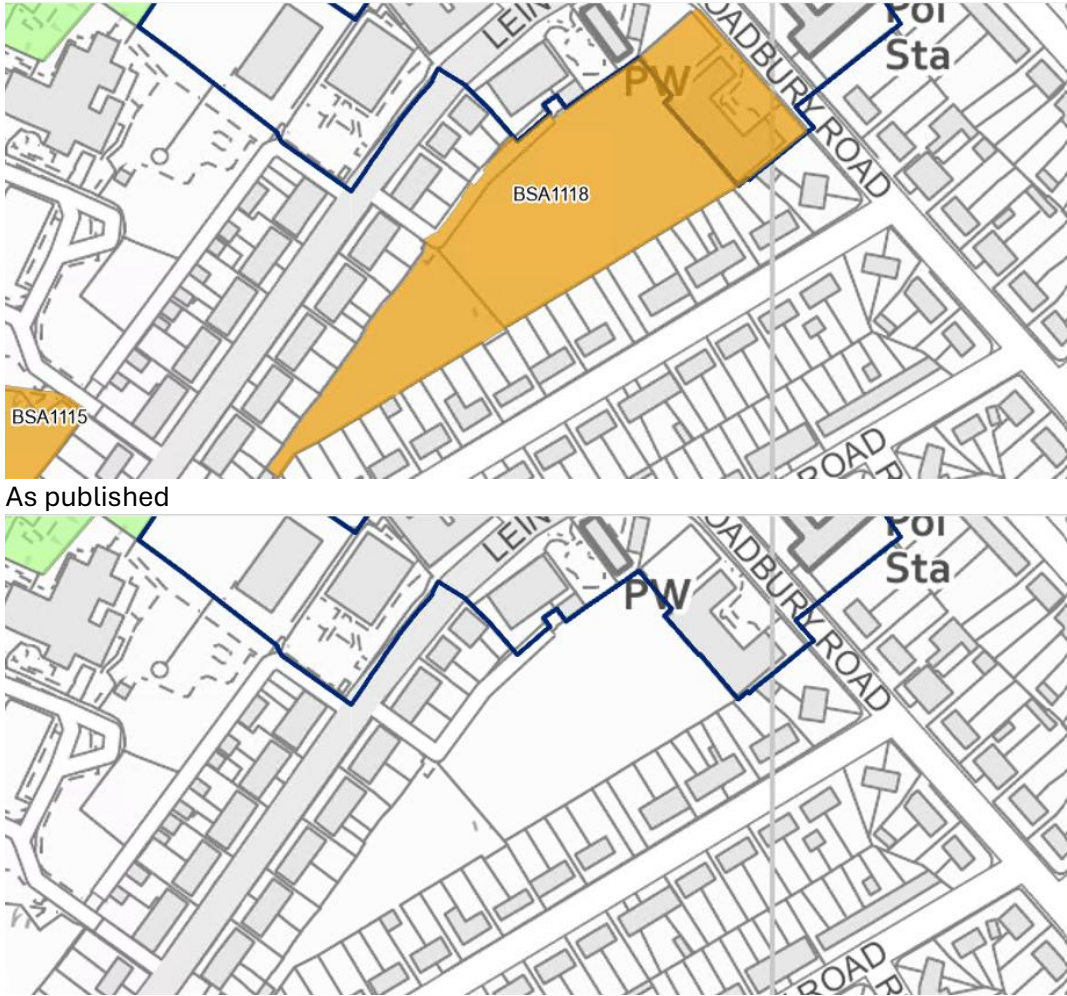
BSA1109 Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|---|------------------|---|--|
| <p>PM.18</p> <p>DA1 Development allocations</p> <p>Site BSA1109</p> | | <p>Modify site boundary to exclude the Youth Zone planning permission:</p>  <p>As published</p> <p>As modified</p> | <p>To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions.</p> |

BSA1115 Former Florence Brown School, West of Leinster Avenue

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|--|
| PM.19 | <p>DA1 Development allocations</p> <p>Site BSA1115</p> | <p>Remove the development allocation as follows:</p>  <p>As published</p> <p>As modified</p> | <p>Site is under construction or complete and it is not necessary to progress it as an allocation.</p> |

BSA1118 Broad Plain House and associated land, Broadbury Road

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|--|
| PM.20 | <p>DA1 Development allocations</p> <p>Site BSA1118</p> | <p>Remove the development allocation as follows:</p>  <p>As published</p> <p>As modified</p> | <p>Site is under construction or complete and it is not necessary to progress it as an allocation.</p> |


BSA1120 Land and buildings between 2 to 20 Filwood Broadway

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.21 | <p>DA1 Development allocations</p> <p>Site BSA1120</p> | <p>Modify site boundary to exclude area of site with planning permission:</p>  <p>As published</p> <p>As modified</p> | <p>To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions.</p> |

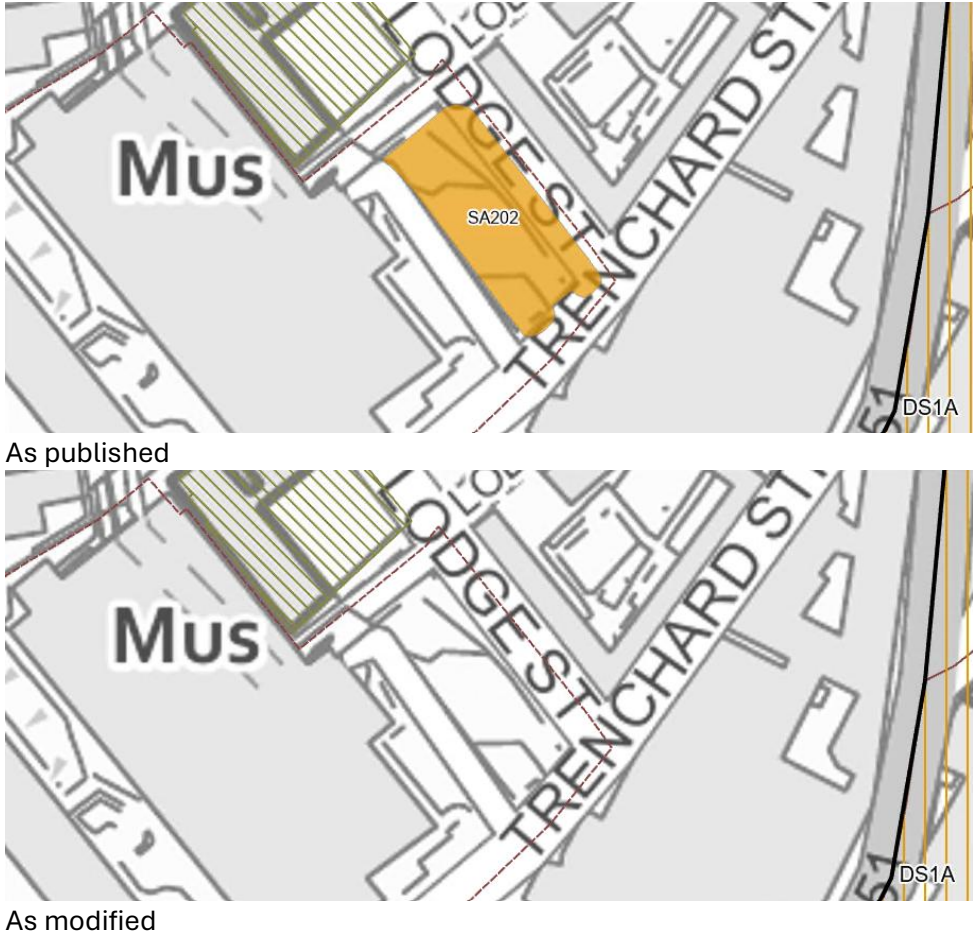
BSA1305 Land to the north-west of Vale Lane, Bedminster Down

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|---|---|---|
| PM.22 | DA1 Development allocations Site BSA1305 | Remove the development allocation as follows:  <p>As published</p> <p>As modified</p> | The site is a Site of Nature Conservation Interest and development for industry is not essential for other policy objectives. |

SA101 Wapping Wharf

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|--|--|
| PM.23 | <p>DA1 Development allocations</p> <p>Site SA101</p> | <p>Modify site boundary to include only the area where permanent development has yet to commence:</p>  <p>The top map, labeled 'As published', shows Site SA101 (orange shaded) covering Prince's Wharf, Mus, and Car Park. The bottom map, labeled 'As modified', shows the same area but with a significantly reduced orange-shaded area, indicating a change in the site boundary.</p> | <p>To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions.</p> |


SA202 Land to the west of Lodge Street

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|--|
| PM.24 | <p>DA1 Development allocations</p> <p>Site SA202</p> | <p>Remove the development allocation as follows:</p>  <p>As published</p> <p>As modified</p> | <p>Site is no longer considered suitable for allocation.</p> |

SA509 Land at Wilder Street/Argyle Road

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|---|
| PM.25 Site SA509 | DA1 Development allocations Site SA509 | Modify site boundary to exclude plots developed or with permission for residential:  <p>As published</p> <p>As modified</p> | To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions. |

SA510 Land at Dove Lane/Ervine Terrace/Wilson Place/Cheapside

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|--|
| PM.26 | <p>DA1 Development allocations</p> <p>Site SA510</p> | <p>Modify site boundary to reflect the boundary of the most recent permission on the site:</p>  <p>As published</p> <p>As modified</p> | <p>To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions.</p> |

SA608 Land and buildings at Victoria Street/Temple Street

| Main modification reference | Policy/paragraph | Suggested main modification | Reason for modification |
|-----------------------------|--|---|---|
| PM.27 Site SA608 | DA1 Development allocations Site SA608 | Modify site boundary to exclude Cornubia and plots developed or with permission for residential:  <p>As published</p>  <p>As modified</p> | To ensure that the allocation is up to date in terms of its boundary and capacity, reflecting any recent permissions. |