June 2016 Centres Update Note – Changes in Approach to Centres

This note provides an overview of changes, made to the quantum of A1 comparison retail, directed to each town and district centre within the Policies, Sites and Places (PSP) Plan. This note references changes to the previous policy approach, for each centre set out in supporting retail evidence documents.

The latest policy approach is contained in the June 2016 Proposed Submission PSP Plan, policy PSP31 'Town Centre Uses', and the supporting appendix 3 (Town Centre Summaries). Policy PSP31 'Town Centre Uses' sets out floor space figures for additional A1 retail growth in centres across the district up to 2021.

The previous policy approach was contained in the March 2015 PSP Plan, policy PSP32. The two key supporting evidence documents which informed policy for each centre in the March 2015 PSP are; The 2015 Town Centre Profiles; and conclusions for each centre within the 2014 Independent review of SGC retail growth and capacity assumptions for each centre – undertaken by DPDS.

The table below explains the quantum of floor space attributed to each centre in the 2015 PSP Plan (policy PSP 32), and approach to accommodating any growth proposed in the 2015 Plan. Before then setting out the quantum of A1 floor space each centre is attributed in the 2016 PSP Plan (policy PSP 31), along with a rationale for major changes, with reference to the previous policy approach, position adopted in the 2014 DPDS Retail Study and 2015 Town Centre Profiles.

Town Centres	*March 2015 PSP Plan floor space figure (m^2)*	March 2015 Approach to Growth – Set out in PSP31, Town Centre Summary associated and 2015 Town Centre Profile	June 2016 PSP31 floor space figure and policy position	Rationale for any Major Change to position set out in 2015 Town Centre Summary, 2014 DPDS Retail Study and March 2015 PSP Plan policy 31.
Bradley Stoke	***5,000*** *m^2*	Growth through extension to the Primary Retail Area (read Primary Shopping Area). Town Centre Summary and detailed Profile set out site/area for growth would	**4,000m^2** **Primary Shopping Area extent confirmed – includes area for A1 growth.**	As set out in the Town Centre Profile and 2014 DPDS Study there is considered to be capacity for up to 5000m^2 of A1 comparison retail within Bradley Stoke. Support for this potential capacity has not changed. To allow for certainty of investment in A1 comparison floor space in the Town Centre, the Primary Shopping Area has been extended and confirmed, rather than shown as a "potential area", However, since March 2015 comparably there has been stronger evidence of commitment to investment and provision of additional A1 floor space to 2021, in other centres within the district. It is therefore

		be "potential Primary Shopping Area".		considered expedient to reduce the amount of A1 comparison growth appropriated to Bradley Stoke. A relatively substantial amount of A1 comparison floor space, 4,000m^2 remains directed towards Bradley Stoke, on land with capacity, now confirmed as being within the defined Primary Shopping Area.
Chipping Sodbury	***500*** *m^2*	Growth through conversion and intensification No particular area or site referred to.	**0m^2** **General policy provision for PSA and Town Centre apply.**	The lack of a particular site or area for development, and the suggested approach to growth through conversion and intensification, (as suggested in the 2015 Town Centre profile and reflected in the March 2015 PSP Plan) is, in comparison to other centres, not considered to provide the same level of certainty that growth and investment would come forward by 2021. It is also not considered necessary for growth of this size, occurring through conversion or intensification to require specific direction through a strategic approach in PSP31. Growth in comparison A1 floor space within the Primary Shopping area through both conversion and intensification up to and possibly above 500m^2, would be supported and allowed by policy PSP31 and general provisions within. Therefore it is not considered necessary to attribute this level of floor space growth, through the suggested approach, to this centre.
Emerson's Green	***2,000*** *m^2*	Through intensification of existing Primary Shopping Area No area or site referred to.	**1,000m^2**	The March 2015 PSP Plan policy, informed by the 2015 Town Centre Profile and the 2014 DPDS Study set out potential for some growth in A1 comparison floor space, and the working assumption was that the Primary Shopping Area could accommodate in the order of 2,000 sq m. The approach to meeting this floor space including partial redevelopment and intensification of the existing buildings. However, no representations indicating a commitment to investment or development by 2021 were received on the 2015 PSP plan, or speculative proposals within Emersons Green centre submitted to the council. Since March

				2015, comparably there has been stronger evidence of investment in A1 floor space by 2021, within other centres within the district. It is therefore considered appropriate to reduce the amount of A1 comparison growth appropriated to Emersons Green. While encouraging some investment and change by still directing 1,000m^2 of additional A1 comparison floor space. The potential for growth due to surrounding housing and employment developments, and retail performance of existing stores in Emersons Green is acknowledged. Firm proposals for higher levels of floor space, above 1000m^2, will be considered against PSP31 that allows for further levels of growth appropriate to the centre.
Filton	***1,400** m^2*	In 2 units committed and built by 2015 at Shield Centre.	**1,500m^2 (already developed)**	1,500m^2 of floor space built in 2015 at the Shield Centre. No significant changes to policy approach or approach as set out in 2015 Town Centre Profile or 2015 PSP Plan.
Kingswood	***2,600** m^2*	In units committed and built by 2015 at Downend Road and by further intensification.	**3,000m^{2} –** **Revised figure reflects new mixed use scheme emerging for redevelopment of Downend Road/Kings Chase area of Kingswood.**	A scheme promoted for the Downend Road area of Kingswood PSA, referred to in the March 2015 PSP, Policy PSP32 and 2015 Town Centre Profile for Kingswood, did not proceed in 2015 and is no longer being progressed. The particular site was not explicitly mentioned in the DPDS 2014 study. Both the 2014 Study and town centre profile recognised there was likely investor and retail interest and a need for investment in Kingswood, but at that time considered there to be limited likelihood of commitment to large scale development to create the levels of A1 floor space envisaged. However the site with permission but not developed at Downend Road referred to in the March 2015 PSP Plan, is within the Primary Shopping area and retains capacity for change and growth, depending on the density of development and any scheme progressed. As of 2016 the

				council is aware that a revised scheme is being progressed and firm investment proposals shortly will emerge. Changes to the quantum of A1 retail directed towards the Primary Shopping Area of Kingswood have been made accordingly. Subject to receipt of representations on the June 2016 Plan, this position will be further confirmed.
Staple Hill	***500*** *m^2*	Through intensification and/or re-use of vacant units.	**$0m^2$** **General policy provision for PSA and Town Centre apply.**	The lack of a particular site or area for development, and the suggested approach to growth through intensification and/or re-use of vacant units, (as suggested in the Town Centre profile, 2014 DPDS Study and reflected in the March 2015 PSP Plan) is, in comparison to other centres, not considered to provide the same level of certainty that growth and investment would come forward by 2021. In addition, growth in comparison A1 floor space within the Primary Shopping area through both intensification and/or re-use of vacant units up to and possibly above $500m^2$, would be supported and allowed by policy PSP31 and the provisions within. Therefore it is not considered necessary to attribute this level of floor space growth, through the suggested approach, to this centre.
Thornbury	***500*** *m^2*	Through Intensification	**0m2** **General policy provision for PSA and Town Centre apply.**	The lack of a particular site or area for development, and the suggested approach to growth through intensification as suggested in the Town Centre profile, 2014 DPDS Study and reflected in the March 2015 PSP Plan) is, in comparison to other centres, not considered to provide the same level of certainty that growth and investment would come forward by 2021. Growth in comparison A1 floor space within the Primary Shopping area through intensification up to and possibly above $500m^2$, would be supported and allowed by policy PSP31 and provisions within. Therefore

				it is not considered necessary to attribute floor space growth figure to this centre.
Yate	***3,200 m²***	Through delivery of permitted floor space east of Link Road and remodelling around West walk	**2,000m2 (already developed)** **1,600m² additional suggested in the Primary Shopping Area.** **Primary Shopping Area confirmed - includes developed retail space East of Link Road.**	Since March 2015, the East of Link Road scheme has delivered 2000m² of A1 floor space. This area is now included in the Primary Shopping Area, rather than being shown as a "Potential" area. Yate remains a significant centre in the district. It is considered expedient therefore to direct 1,600m² of further A1 comparison retail towards the Primary Shopping Area, to allow a degree of change and growth should opportunities arise in West Walk or other sites in the Primary Shopping area. The provisions of the PSP Plan would also be supportive of other schemes in the Primary Shopping Area of Yate, which support its role as a major retail and shopping destination in the district. It is not considered appropriate for the PSP31 or the associated town centre summary to specify or attribute any of the 18,000m² A1 comparison retail growth, for bulky good floor space at the "Western Gateway of Yate", as previously suggested. This area is outside of the centre for purpose of A1 retail, and would be subject to sequential and impact testing. The longer term growth plans (post 2021) for Yate Primary Shopping Area, and Station Road/ Western Gateway including potential for more comprehensive growth, redevelopment and identification of sites, will be a key considered in the New Local Plan for South Gloucestershire.
Stoke Gifford	***3,000*** m²	Brief to be prepared to show remodelling and intensification of existing shopping areas and inclusion of AXA site at Fox Den Road.	**5,000m²** **District Centre and Primary Shopping Area boundaries confirmed**	The 2014 DPDS study set out that although there was potential capacity for at least 3,000m2 of additional A1 floor space, it was uncertain as to the likelihood of it coming forward by 2021. Moreover, it was uncertain whether development capacity available at that time would assist in creating a centre that linked the existing area, sites north of the existing buildings, and the area south towards Abbey Wood.

			Policy direct growth to PSA and Edge of Centre Sites. **Key Development Objectives set out in Town Centre Summary (PSP Appendix 3)**	These findings informed both the Town Centre Summary and 2015 March PSP 32 policy (including Appendix 3), which consequently did not set out a town centre boundary, primary shopping area or make firm commitments to particular areas for development of additional A1 floor space. Instead, reference was made to preparation of a brief to remodel the existing area, and to consider defining the potential centre through the Core Strategy Review. Representations on the March 2015 PSP and development interest since have created a degree of certainty as to the level of interest and commitment to developing and investing in the area before 2021. The range of potential sites which have come forward since March 2015 are considered to increase the potential for investment and development to assist and enable delivery of an improved, more cohesive centre for Stoke Gifford. In spring 2016 a major operator within the proposed Primary Shopping Area B&Q, also announced it would be ceasing trading on the site, increasing potential redevelopment opportunities. The approach adopted in 2015 was not considered to provide the necessary certainty for investment and development, due to leaving undefined the centre boundary, Primary Shopping Area and support for appropriate edge of centre sites. Collectively additional policy definition and certainty on these issues could support emerging retail and mixed use development interest and investment that in turn would assist creation of a more cohesive centre at Stoke Gifford. Therefore, in comparison to the 2015 Town Centre Profile, and March 2015 PSP policy PSP32, the centre boundary and primary shopping area are now defined in the PSP Plan. The policy and supporting appendix 3 also provide further certainty as to the quantum of A1 comparison

				growth directed towards the Primary Shopping Area and appropriate edge of centre sites. There was considered to be a need to define key objectives for creation of a centre that emerging proposals should respond to. The Centre Summary for Stoke Gifford, in Appendix 3 of the 2016 PSP Plan, now sets out key objectives to assist development and investment create a successful centre for Stoke Gifford.