

# South Gloucestershire Council

## Policies, Sites & Places Plan Draft Town Centre Profiles

## Hanham Town Centre Draft Profile Updated to May 2014

Please send any further suggestions for change to  
[PlanningLDF@southglos.gov.uk](mailto:PlanningLDF@southglos.gov.uk)

This is one of a series of draft town centre profiles which will be used to inform future planning policy. Initial comments were invited to arrive by 31<sup>st</sup> December 2013.

Comments were made by Hanham Parish Council, Cllr John Goddard and Hanham Business and Community Partnership. These are reproduced at Appendix 1 but in summary draw attention to concerns with:

- The current lack of adequate parking provision
- The decreasing vitality and viability of Hanham shops
- The need for a recovery plan.

Attention is also drawn to ongoing work for a parish plan.

## Hanham Town Centre

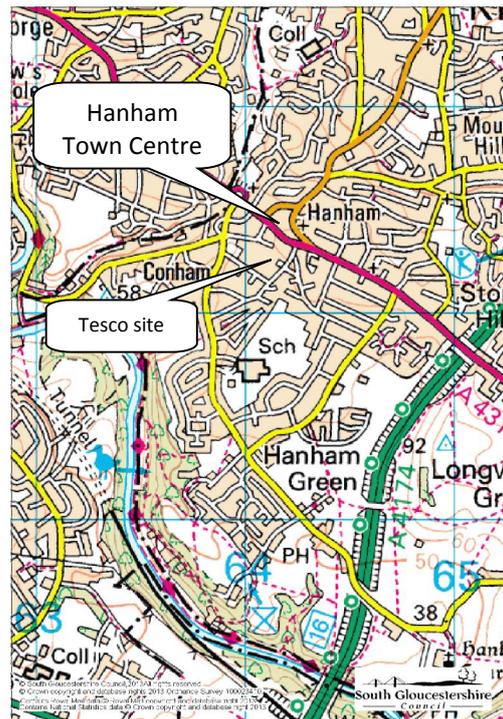
### 1. Location

Hanham is located at the south of the District within the Bristol East Fringe. It borders the City of Bristol and is surrounded by suburban residential development with some notable employment areas.

### 2. Origin

Hanham developed along a main arterial route from Bristol through Kingswood Forest. Its prosperity was based on 18<sup>th</sup> and 19<sup>th</sup> Century coal mining and associated industries – boot and shoe making, precision engineering etc.

Hanham also became a religious centre after John Wesley preached for the first time in the open air at Hanham Mount.



### 3. Character

Hanham is a linear high street of late Victorian character. High street shop units are generally small and mixed between independent and national retailers. There is also a range of business services, pubs and community buildings which add to diversity and vitality. Maypole Square at the western end of the centre provides a small area for events. The main car park is at Laburnum Road. It has 43 + 2 Parent & Child and 3 disabled spaces.

The generally high levels of through traffic detract from the environment and are a

cause of local concern.

While Hanham has traditionally been viewed as a small but vibrant centre concerns have been expressed that vitality is in decline in part due to competition from Longwell Green and issues with local parking.

Car parking space at Hanham Folk Centre which has previously been used for public parking is not currently available.

To the south planning permission has been granted to redevelop parts of the former Kleeneze industrial site to provide a Tesco supermarket.

The foodstore application (reference - PK12/1619/F) is to:

“Demolish an existing warehouse building and construction of a foodstore (2,918m<sup>2</sup> gross internal floorspace) with associated car parking, landscaping, ancillary plant and equipment. Alterations to existing vehicular accesses on New Walk and Anstey's Road and alterations to car parking to retained Sealtech premises.”

In detail the proposal is for 2918 sq m gross internal floor area with a net trading area of 1550 sq m with 228 parking spaces. The proposed development also provides for light and general industry (approx 4,938 sq m of B class uses) to continue to operate from the site.

The application indicated around 44 existing (industrial) jobs and 160 additional jobs from the store development.

The supporting planning agreement (Section 106) was signed and planning permission issued in May 2013. This requires junction works to Anstey's Road and safety works to Martin's Road, Memorial Road and New Walk.

The programme for implementation of the Tesco development is uncertain but there is active discussion of pre-commencement conditions. If developed the scheme would significantly increase the number of car parking spaces available close to the town centre.

#### **4. Strategies and Research**

There is an active Business and Community Partnership for Hanham but no agreed strategy at present.

A community plan is being prepared which will feed ideas into mainstream planning. Questionnaires were sent out to local residents and the business community in January 2014 and feedback can be included in future updates of this profile.

#### **5. Catchment Area and Competition**

Hanham has traditionally served as a local centre for nearby residents of South Gloucestershire and Bristol. The catchment may have narrowed with competition from larger stores particularly those at Longwell Green which has a mix of convenience, comparison and leisure floorspace of a scale which could not reasonably be accommodated in Hanham.

The town centre may struggle to compete in the long-term unless it can find a unique offer to draw trade back. Development of the Tesco foodstore, which has planning permission, should help to draw trade back into the centre and encourage linked trips. Local traders have a web site: <http://www.hanhamtraders.co.uk/>. However their most immediate concern is to the limited availability of car parking space and the uncertainty of the Tesco development which they feel may be a barrier to new traders coming to the high street who might in future struggle to compete with a major store operator.

#### **6. Retail provision**

Hanham is characterised as a smaller traditional town/district centre with a total 37

units with an A1 use class. There are a total of 2,486 square metres of retail floorspace including a Lidl supermarket which, although not part of the primary or secondary frontage area, has helped to enhance the attractiveness of the centre by improving the range and quality of facilities available.

In addition to the Lidl foodstore, Hanham has a reasonable range of comparison, convenience and service retail functions serving the day to day and "top up" needs of the area. At the time of the August 2013 survey there were 4 vacant or empty A1 units representing 11% of all A1 retail units in the centre.

Traders are concerned that the situation has deteriorated since 2013 and that there are at June 2014 around 7 vacant units (i.e. around 18% vacancy). This will be formally monitored at August 2104.

### Retail Floorspace Summary

2013	Floorspace Sq m	%	Units	%
Total Town Centre	2486.1		37	
Convenience	1111.5	44.7	8	21.6
Comparison	583.1	23.5	12	32.4
Service Uses	666.9	26.8	13	35.1
Vacant floorspace	124.6	5.0	4	10.8
Edge of Centre	*			
	* Tesco granted planning permission for foodstore on an edge of centre site off Ansteys Road.			
Key – traders	Hanham's strength is in the range and diversity of independent traders rather than in any one anchor.			
Key community uses.	Hanham Community Centre Centre, Library, Local Churches, Hanham Youth Club.			
Markets				

Source: Drawn from annual Town Centre and Retail audit. August 2013

## 7. Retail Frontages

The South Gloucestershire Local Plan identifies primary and secondary shopping frontages in Hanham as:

- Primary
  - High Street – Odd Nos 33 – 77, Even Nos 46 -48
- Secondary
  - High Street Odd Nos 81 -101, Even Nos 26a -42 and 88 – 114

### Monitoring

Monitoring shows the extent to which frontages retain their main retail function:

Retail Frontages	Total (m)	In A1 Use	% in A1 Use	Non A1 Use	% Non A1 Use
Primary	343.4	192.3	56	151.1	44

Secondary	177.7	4	2.3	173.7	97.7
Total	521.1	196.3	37.7	324.8	62.3

Source: Drawn from annual Town Centre and Retail audit. August 2013

## 8. Health check Drawn from Roger Tym work (2008 - 2010).

The Council commissioned Roger Tym Associates to advise on future retail needs as an input to the Core Strategy. That work included health checks of individual centres. Although there was some local feeling that the Study did not accurately reflect the position in Hanham the key findings are reproduced here for completeness.

“Overall, Hanham (defined as a minor town centre) does not appear to be trading very well, although vacancy rates are low. Its comparison offer could be improved but given its close proximity to the Longwell Green retail park area and the lack of larger units it is unlikely to attract any comparison multiples unless major redevelopment is considered necessary or desirable.

There is a major opportunity for redevelopment to the south of the town centre, along Anstey’s Road, which is a large brownfield site currently identified as safeguarded employment land. It is understood that Tesco is interested in developing a store in this location and own the site. However their recent planning application for a new store was refused permission in December 2009. The need for a new store will be discussed in subsequent sections of this report. “

Source: South Gloucestershire Town Centres and Retail Study Final Report Roger Tym & Partners, February 2010.

The Tesco store was subsequently granted permission (PK12/1619/F) but is not yet built. The vacancy rate has deteriorated since the initial Health Check was undertaken.

## 9. Non-retail uses

Hanham is a mixed-use town centre. In addition to the retail offer there is:

- **Commercial floorspace** – a limited number of banks, buildings societies and property agents etc at ground floor. The former employment area at Martins Road could have a new Tesco store but also continuing employment floorspace.
- **Community Uses** – Library, Hanham Community Centre, Churches, Youth Club (run by Creative Youth Network which also manage The Kingswood Estate to the south of Kingswood town centre).
- **Service uses** – The main GP practice is at Hanham Health Centre at Whittucks Road. There is a dental practice on High Street within the town centre and a pharmacy on High Street to the east of the centre.
- **Hotels, Pubs and commercial leisure** – Hanham has several pubs but is close to Longwell Green for larger leisure and sporting facilities.
- **Residential uses** – distributed throughout the town centre.
- **Community Activity** – Hanham Community Association – runs a range of activities at the Community Centre: <http://www.hanhamcentre.org/>

## 10. Evening Economy

There are a number of pubs in and around the Town Centre including:

The Blue Bowl, Jolly Sailor, Queens Head, Maypole.

## 11. Governance

The town centre area is in multiple ownerships.

Hanham and Hanham Abbots parish councils are active.

A community plan group is working towards a strategy for the wider area and including Hanham Town Centre. Hanham Business and Community Partnership meets regularly and is aiming to co-ordinate an action plan for the centre.

## 12. Safety and Security

There is an actively monitored CCTV system for the high street and car parks.

## 13. Accessibility issues

**Pedestrian and cycle routes** into the Centre are not ideal. Pavement areas are relatively narrow and roads busy.

**Public Transport** – the Centre is well served by bus routes and has central stops.

**Car parks** - The centre has traditionally had access to on street parking and two main parking areas:

Laburnum Road public car park – central location with 43 + 2 Parent & Child and 3 disabled spaces. The car park has free parking which is time limited to 2 hours.

Hanham Community Centre – a private car park for the Community Association which was until recently been available for public use by agreement with the Council. This car park is not currently available for public use which is a major concern raised by local traders.

When developed the new Tesco store should have around 228 parking spaces which should also help to support the High Street. In the interim the Council is investigating options to increase public parking.

**Mobility issues** - While access issues have improved for the mobility impaired in and around the town centre they are still not good with some potentially difficult road crossings, narrow footways etc.

## 14. Environmental Quality

**Heritage** – Historic Links to Kingswood Forest and the Methodist movement arising from the early open air preaching by George Whitfield and John Wesley at Hanham Mount.

**Environment** – The Centre appears generally well maintained but traffic congestion is perceived as both an environmental and safety issue. The Avon Valley and Magpie Bottom open spaces are close by the centre.

## 15. Tourism

Hanham Mount, outside of the town centre, is of interest for its association with the Methodist movement but at present there is little to encourage visitors to prolong their stay in the area.

## 16. Health Check Summary

Health Check Tests	Comments
○ Diversity of uses	Good mix of uses in what is a generally compact centre.
○ Proportion of vacant street level property	4 vacant units (10.8% of stock and 5% of floorspace) at 2013 was a concern and has deteriorated further to around 18% of stock.
○ Commercial Yields on non-domestic property	No data available

○ Customers' views and behaviour	No data available. The Parish Plan questionnaire should help to provide feedback.
○ Retailer representation and intentions to change representation	The arrival of Tesco to an edge of centre site is the most likely significant change.
○ Commercial rents	No data available
○ Pedestrian flows	No data available
○ Accessibility	Traffic pressures are a concern.
○ Perception of safety and occurrence of crime	Traders have noted vandalism and Graffiti as an issue
○ State of town centre environmental quality	The town centre appears generally well presented.
○ Health issues	

### **17. Key Messages from Roger Tym Study**

- The three centres of Staple Hill, Downend and Hanham are all struggling to compete effectively within a changing retail and town centre environment.
- Vacancy rates are lower at Hanham than other local centres but its proximity to Longwell Green will make it difficult to compete. (Hanham is now performing less well on vacancies).
- These centres need to find their own niche.
- The study suggested that Hanham should be identified in policy as a District centre. (That position was not accepted in the Core Strategy which defines it as a town centre).
- The study also commented on the proposal for a new foodstore which has subsequently been approved.

### **18. Consultation and feedback**

This profile was published in draft in December 2013. In preparing a revised profile account has been taken of both feedback from a questionnaire sent to town and parish councils and more general consultation on the draft profile. These are detailed at Appendix 1 together with issues raised by the Business and Community Partnership but in summary points raised include:

- Concern at the current lack of adequate car parking
- Uncertainty for traders – resulting from the unimplemented planning permission from the Tesco foodstore.

### **19. Policy: Role and Function**

Core Strategy Policy CS14 defines Hanham as Town Centre with the role of High Street Shopping and Service Centre.

### **20. Suggested Vision**

Hanham should consolidate and grow as a local mixed use town centre providing a range of retail, commercial and community facilities for the surrounding residential areas.

This vision can be updated with input from the community plan when available.

## 21. Land use issues and opportunities

1. The town centre is in multiple ownerships.
2. The most pressing issue for traders are the lack of adequate parking and uncertainty around the Tesco development.
  - There is some ambiguity on where the town centre and primary retail area start and finish. Clearly the main focus of the retail area is on High Street west of Martins Road but there are significant business and community interests and activity stretching east towards the junction with Whittucks Road.

<b>Strategy</b>	A clear strategy is required for the future enhancement of the town centre to include both physical change, traffic and parking management and promotional activity. This is most likely to be developed through the work of Hanham Business and Community Partnership and the Parish Plan. Support may be required from other agencies including South Gloucestershire Council to implement actions.
<b>Development needs/ sites:</b>	The main site available for development is that between Martin's Road and Anstey's Road south of the Town Centre and controlled by Tesco. This is likely to provide around 2918 sq m gross retail floorspace with a trading area of 1550 sq m. This would be primarily convenience floor space. It also provides for continued industrial (B uses).
<b>Retail growth</b>	<ol style="list-style-type: none"> <li>1. <b>Convenience Floorspace</b> - The working assumption is that beyond the Tesco store there will be limited further need for new convenience floorspace.</li> <li>2. <b>Comparison Floorspace</b> - While there may be spare retail capacity for comparison floorspace the supply of sites is constrained and likely to depend on redevelopment opportunities coming forward. To date none have been identified and the working assumption is of no net increase in comparison floorspace within Hanham.</li> </ol>
<b>Markets</b>	Hanham does not currently have a market other than occasional craft fairs and similar events.
<b>Public Realm.</b>	<p>The public realm suffers from the intrusion of traffic.</p> <p>There is scope to further enhance the public realm of the High Street through, for example, careful control of change to shop fronts and enhanced window displays etc.</p>
<b>Public Transport</b>	The centre is generally well served by bus routes.
<b>Walking, Cycling routes</b>	Scope to create further attractive linkages to open spaces including Magpie Bottom and the Avon Valley.
<b>Mobility</b>	No specific issues or actions have been identified.
<b>Parking</b>	Although it appears likely that the Tesco store will be developed and will bring over 200 new parking spaces a fall-back position is also being investigated as a contingency.
<b>Traffic management</b>	Traffic impact is a major local concern but options to improve conditions on what is an arterial route into and out of Bristol are limited.

<b>Centre Management</b>	Consider funding for and appointment of a Town Centre Manager.
<b>Promotion</b>	<p>The Parish Plan Group is at June 2014 formulating an action plan to include the town centre. This will be based on the outcome of a recent questionnaire and working with others in the town.</p> <p>The Business and Community Partnership already has a web site which lists its members and the indications are that it is looking to do more to promote the centre.</p>
<b>Visitors/Tourism</b>	<p>Consider whether more could be done to promote and capitalise on:</p> <ul style="list-style-type: none"> <li>• the area's links to the Methodism</li> <li>• the leisure potential of the Avon Valley</li> <li>• Interest in Hanham Hall eco village.</li> </ul>
<b>Evening economy</b>	Consider scope to provide better family leisure facilities.
<b>Community</b>	Provision of a richer mix of social cultural and economic opportunities that builds on Hanham's heritage.

## **22. Hanham Town Centre summary**

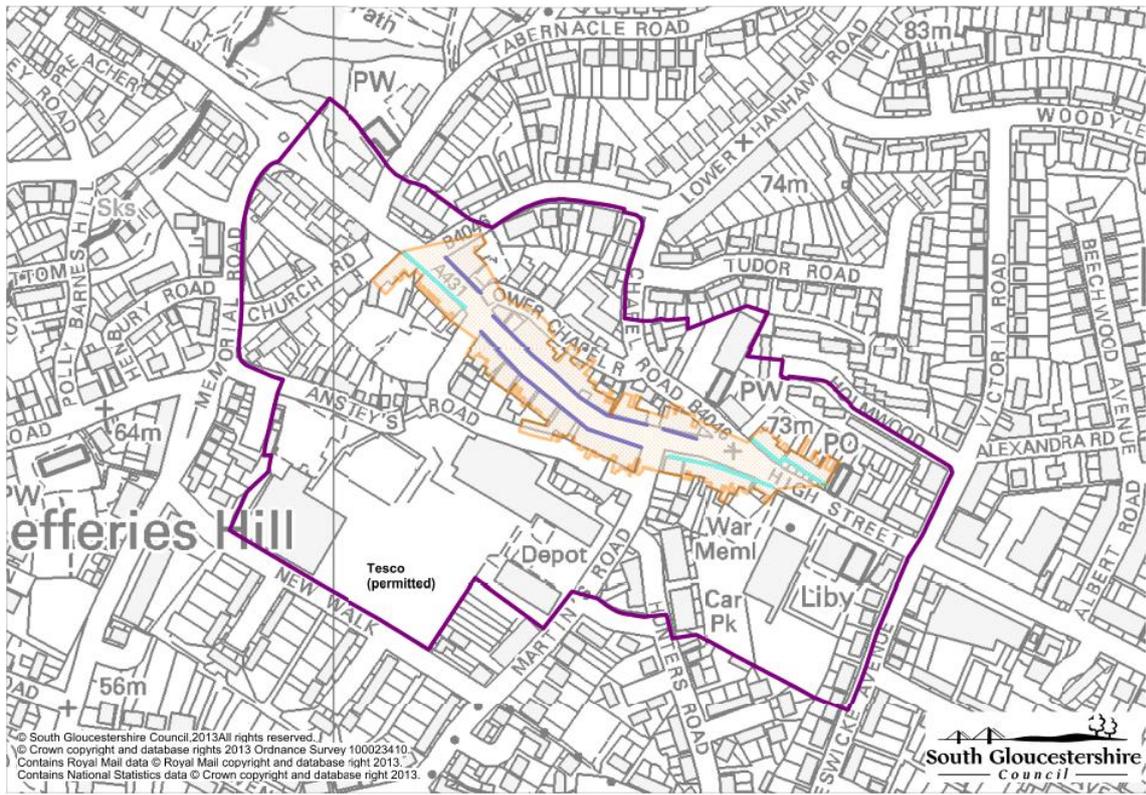
Hanham is an established suburban centre which to date has been in linear form. A new Tesco foodstore is approved south of the Town centre but is not yet developed. Core Strategy Policy CS14 aims to consolidate Hanham as a town centre with a high street shopping and service role.

It is proposed to define a town centre boundary which includes both a primary retail area, based on the existing shops, and a wider area including the proposed Tesco store, car park and allied commercial units.

Primary and secondary retail frontages are shown. These are not proposed to be changed from those adopted in the SGLP of 2006.

Hanham is currently at risk of decline due to the limited car parking space for shoppers. Space formerly used at Hanham Folk Centre is currently not available and the approved Tesco foodstore, which if developed would provide new spaces, is not yet under development. Given existing market conditions and physical constraints it is assumed there will be no major new comparison floorspace in Hanham.

There is an active town centre strategy group which is considering a range of promotional and management actions to enhance the vitality of the centre. Its immediate concern is with the limited parking for shoppers. More detail is set out in the town centre profile.



### Hanham Town Centre Proposed Policy Diagram

#### Legend

	Proposed Town Centre Boundary
	Proposed Primary Retail Area
	Proposed Primary Retail Frontage
	Proposed Secondary Retail Frontage

## Appendix 1 – Hanham Town Centre Profile –feedback form Consultation.

This profile was published in draft in December 2013. In preparing a revised profile account has been taken of both feedback from a questionnaire sent to town and parish councils and more general consultation on the draft profile.

### a) Town and Parish Council Questionnaire Feedback

Q3 Please list any land use/building projects that your local community consider would benefit their area and where known your preferred location.		
Response from	Project/Proposal	Preferred Location (if known)
Hanham PC	1 Public Parking for shopper	Close to High Street
	2. Improve traffic flow A431	
	3 Park & Ride (Bath / Bristol)	Close to Hanham centre

Q4 (a). Please indicate any significant issues/problems your community feel are present in the town centres that they most frequently use. (b) Please also indicate if there are positive aspects of particular town centres that the community value.		
Comment by	Issue/Problem with Centre	Positive Aspects of Centre
Hanham Abbots PC	Parking for shoppers in Hanham High Street.	
Hanham PC	Parking / Footfall	None

### b) Feedback on the draft profile

i) Cllr John Goddard	Suggested Change
<ul style="list-style-type: none"> <li>The request for comments by Hanham Parish Council is on the January Agenda.</li> <li>The Hanham Business and Community Partnership will also discuss this at their next meeting.</li> <li>The Hanham &amp; Hanham Abbots Parish plan / Neighbourhood planning group is about to distribute during January their questionnaire the results of which will be relevant to the report.</li> <li>We are also sending out a questionnaire to the business community of Hanham the results of which will be particularly relevant.</li> <li>The request for comments by Hanham Parish Council is on the January Agenda.</li> <li>The Hanham Business and Community Partnership will also discuss this at their next meeting.</li> </ul>	<p>Points noted, further discussion held and textual changes made to the profile.</p> <p>Business Partnership SWOT analysis now added as Appendix 2.</p> <p>Further detail from the questionnaire and ongoing work can still be added to the profile as supporting evidence to the Policies, Sites and Places Plan.</p>

<ul style="list-style-type: none"> <li>• The Hanham &amp; Hanham Abbots Parish plan / Neighbourhood planning group is about to distribute during January their questionnaire the results of which will be relevant to the report.</li> <li>• We are also sending out a questionnaire to the business community of Hanham the results of which will be particularly relevant.</li> <li>• My first comment is that the profile still uses the Roger Tymes report which in mine and many other members' opinion was inaccurate and flawed!</li> <li>• The car parking problem in Hanham is now getting to a critical stage with many traders losing thousands of pound income per week. It is not at all certain in the present economical climate that Tesco will come at all!</li> <li>• So there needs to be an urgent recovery plan for Hanham Town Centre going forward.</li> <li>• Hope we can do something together as this is now getting desperate for Hanham Business some pointers and ideas may come from the discussions and questionnaires.</li> </ul>	<p>Further detail from the questionnaire and ongoing work can still be added to the profile as supporting evidence to the Policies, Sites and Places Plan.</p> <p>The Roger Tym report is presented for consistency of approach with other centres.</p> <p>Car parking issues are recognised and are being addressed, as far as is practical, in parallel with the ongoing profile and local plan work.</p>
<p><b>ii) Hanham Parish Council</b></p> <ul style="list-style-type: none"> <li>▪ Concerns over data taken from the Roger Tym report (2008-10), some information quoted at that time was inaccurate and is not relevant as at 2014.</li> <li>▪ Item 3 – Character. Reference to Tesco, this is now in doubt due to their falling profits. As a result no increased parking should be identified (item 13)</li> <li>▪ Item 19, sadly Hanham High Street can no longer be classed as a 'vibrant centre'. With a number of shops vacant and traders losing money due to the lack of parking in Hanham following the withdrawal of parking in Hanham Community Centre trade is falling.</li> <li>▪ Item 21 the vision of 'enhancing' as quoted is not the case.</li> <li>▪ Comments on last page of the document are inaccurate. The Heading is Hanham Town Centre which is in Hanham Parish the comments regarding Abbots Road Car park is in Hanham Abbots and due to the distance is not relevant to the Town Centre issues</li> </ul>	<p>The Roger Tym report is presented for consistency of approach with other centres.</p> <p>The revised draft profile accurately reflects the Tesco proposal and current uncertainty.</p> <p>The profile seeks to reflect both long-term confidence in the centre and short-term difficulties which are of genuine concern.</p> <p>Amendment made.</p>
<p><b>iii) Local Trader - John Ball</b></p> <ol style="list-style-type: none"> <li>1. As a strategic document this report is somewhat bland and fails to meet its purpose. It does not provide any real insight into the current position hence I fail to see how it could correctly influence future planning.</li> <li>2. Hanham suffers from 2 main problems: <ol style="list-style-type: none"> <li>a. the lack of car-parking for customers/residents/traders,</li> <li>b. the uncertainty of the Tesco development which is likely to deter investment by potential new traders</li> <li>c. Neither point is addressed in any depth in the report.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Amendments have been made following discussion with the traders.</li> <li>2. Amendments made to reflect concerns.</li> <li>3. There is a Parish Plan Group – proposals not yet published.</li> </ol>

<ol style="list-style-type: none"> <li>3. Note that a “community plan” is being developed – what/where is this? Who is doing it and when will we see it?</li> <li>4. Longwell Green retail units there are in the main quite different and so not direct competition with Hanham.</li> <li>5. Suggest that the definition of the Primary High Street be extended to include the broader High Street. Two purposes: <ol style="list-style-type: none"> <li>a. Could stop some traders feeling that somehow they have become less important to the High Street community,</li> <li>b. It would demonstrate that we are not a small community.</li> <li>c. The more traders affected the more the need for external assistance to solve current and future problems. You get the impression from the report that the focus is just on 37 shops.</li> </ol> </li> <li>6. It needs a good spell-checker</li> <li>7. There are some interesting assumptions e.g. that Lidl has made the centre more attractive somehow?</li> <li>8. Probably bad timing but using August 2013 as a benchmark for % of empty units fails to recognise the <u>fundamental change/impact</u> the loss of car parking has had. Moreover, the report suggests (para 13) that there is sufficient car parking (or will be) when this is obviously not the case.</li> <li>9. Para 21 makes good points and I especially applaud the marketing aspect although some more detail might be helpful e.g. what assistance could be offered?</li> </ol>	<ol style="list-style-type: none"> <li>4. The issue is of ‘linked trips’ to Longwell Green and less expenditure in Hanham</li> <li>5. The profile puts forward a suggested boundary for the Town Centre and Primary retail area. Further ideas and feedback on this point are invited.</li> <li>6. Agreed.</li> <li>7. The suggestion is that, while outside of the main retail area Lidl does help to keep trade in Hanham.</li> <li>8. Data will be rolled forward with an August 2014 audit.</li> <li>9. While the main action points for Hanham may be promotional the profile is geared towards land-use planning issues. It will be for the Business and Community Partnership and others to take forward promotional activity.</li> </ol>
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**Appendix 2 - Hanham Business and Community Partnership - SWOT analysis - April 2014**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Compact shops</li> <li>• Convenience</li> <li>• Independent traders</li> <li>• Traders desire to improve</li> <li>• Variety of businesses</li> <li>• Family owned and run shops</li> <li>• Better service than national organisations</li> <li>• Good location</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Lack of parking</li> <li>• Lack of diversity</li> <li>• Social tea shop needed</li> <li>• Empty shops</li> <li>• Need more variety of shops</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Tesco's for jobs</li> <li>• Kleeneze land vacant – make available for parking</li> <li>• Shop displays</li> <li>• Christmas Fayre</li> <li>• More activity on High Street</li> <li>• Hanham Mop</li> <li>• Maypole – longest dance</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Job cuts/losses</li> <li>• Shop closures</li> <li>• Tesco's for some</li> <li>• Lack of parking</li> <li>• Large retail park nearby</li> <li>• Aldi</li> <li>• Vandalism</li> <li>• Graffiti</li> </ul>

**Further points discussed by Traders in relation to parking and promotion**

- Potential to use Tesco site for parking in short term – would need the agreement of Tesco. Not forthcoming due to Health and Safety concerns. Lorries are still accessing a warehouse on site. It will be several months until they can give a yes or no answer due to delays in opening the store and investigating if the risks mentioned can be mitigated.
- Scope to investigate using the church car parks (i.e United Reformed Church or Methodist Church) or reach agreement with the Community Centre to explore any alternatives.
- Concern at loss of on street parking spaces by vets.
- 3 more car parking spaces have been provided in Laburnum Road Car Park
- Interviews with Radio Bristol and aim to promote the High Street