This is one of a series of town centre profiles which are helping to inform preparation of the Council’s Policies Sites and Places Plan (pre-submission draft published May 2015). They form part of the evidence base supporting the Plan.

Draft profiles were first published in autumn 2013 with comments invited to arrive by 31st December. Comments received were considered and revised profiles were published in June 2014 alongside and in support of the first Draft of the PSP Plan. Further comments were invited and have been considered in updating the profiles. Please send any further suggestions for change to PlanningLDF@southglos.gov.uk

Comments received to date are summarised at Section 17 and are addressed in more detail at Appendices 1 and 2 to this profile.

Chipping Sodbury Town Centre

1. Location
Chipping Sodbury is located east of Yate and west of the Cotswolds scarp. The town centre serves the needs of the town and a wider rural area.

The Town Centre is focused around Rounceval Street, High Street, Broad Street and Horse Street but also includes lanes which run off these. Shops are located around a long wide open street which was originally a market place with ‘pitchings’. The principal car park and new Waitrose Store are close to Barnhill Quarry north of the main town centre.

Location maps – Chipping Sodbury Town Centre
2. Origin

Chipping Sodbury is an ancient market town and ‘borough’ dating from the 12th Century.
The Burgesses lived chiefly in houses fronting the main street with long, narrow burgage plots running behind them. This pattern has changed little over time and is still discernible in the layout of the town centre.
For centuries the town and market were dominated by agricultural produce. It was also a ‘coaching’ town with inns providing rest for horses and travellers. Some inns continue to trade as public houses.
The facades of many of the buildings in the town date from the 18th and 19th Centuries but these often screen older structures.
More detail can be found in the Conservation Area SPD.

3. Character

Chipping Sodbury High Street is one of widest streets in England. This is partly because of the substantial markets held from the Middle Ages, and partly because at one stage several buildings occupied the middle of Broad Street towards the lower end of the main thoroughfare.

Much of the town centre is within a Conservation Area and there are many Listed Buildings. The Conservation area SPD can be viewed at: Chipping Sodbury Conservation Area SPD 1988

The high street area retains much of its historic market town charm but the presence of traffic and parked cars within the main street, while adding to activity, detracts visually.
Retail units tend to be small by modern standards and are generally run by independent traders and small chains. There is also a range of service uses all of which add to linked trips and vitality.
The River Frome provides a green corridor running between the main town centre and principal car parks off Wickwar Road. The car parks have recently been remodelled as part of a scheme to provide a new foodstore (Waitrose) and housing between the Town Centre and Barnhill Quarry.
Also to the north of the town centre the Ridings provides a range of sports and leisure facilities administered by the Chipping Sodbury Town Trust.

4. Strategies and Research

A number of separate groups, plans and strategies help to coordinate activity in and around the town centre.

- Chipping Sodbury Conservation Area SPD (Chipping Sodbury Conservation Area SPD 1988).
South Gloucestershire Core Strategy of which Policy CS30 provides the planning strategy for Yate and Chipping Sodbury as a whole relevant extracts of which seek:

- Contributions towards the Yate/Chipping Sodbury Transport Package
- To preserve, enhance and interpret Chipping Sodbury’s distinct architectural heritage to encourage and develop its role as a tourist destination and emphasise its niche retailing opportunities.
- To provide a new food store at Barnhill (now complete and trading)
- To enhance cultural and community opportunities,...particularly where these are well related to the town centres.
- To reinforce the distinctive architectural and landscape settings of both towns and enhance the special character of the historic assets of Chipping Sodbury.
- To enhance the network of open spaces and create new and improved pedestrian and cycling connections.

Sodbury Parish Plan was published in July 2014 (Sodbury Parish Plan 2014). It was prepared by a voluntary group and followed from a local questionnaire and consultation carried out in 2012/13. It lists actions under headings of:

Facilities and Events; Leisure Sport and Well-being; Transport; Environment; Children and Young People; Older People; Housing and Communication

The Parish Plan actions are further summarised at Appendix 3 to this profile. It is notable that while most of the actions are relevant to the town centre most are not specifically ‘planning related’.

The Chamber and other organisations already support a wide range of activities which support the town centre including:

- A planned series of events that have now been running for 4 years including: the annual Sodbury Jazz and Blues Festival; the Festival of Food; Jazz and Blues Concerts throughout the year; Sodbury Farmers Market; Business in Bloom (supporting Sodbury in Bloom); and a Literary Festival for 2015. Other similar events are in the pipeline or are being discussed.
- Representations on parking following research and a survey.
- Progress towards Fairtrade status for the Town - agreed steering group in place
- Consultation with the developers for the ‘Arcade’ and advising on future usage of this new location.
- Regular contact with the management of Waitrose with a monthly meeting to discuss progress, issues facing the town and working on joint initiatives
- Monitoring of footfall to establish usage of the Arcade compared to footfall from Wickwar Road.
- A recommendation to move the Farmers Market to the Arcade to cater for extending the market and to free up parking space on the pitchings.
- Support for the Executive Committee for the Tourist Information Centre and full support for their activity.
- Support for the Heritage Trail Guided Walk and Commemorative Plaque Scheme which is focused on educating local schools and residents on the Town’s Heritage and which encourages tourism. Agreement to finance reprints of the Guide for the next 5 years.
- Support for other groups in the town wherever possible and consultation with all businesses on every key issue.

This Town Centre Profile and the associated Policies, Sites and Places Plan draw from these other sources to address issues which will help to shape the future of the town centre.
5. Catchment Area and Competition

The Town has a population of around 5,000 but also draws from a wide rural catchment area stretching into the Cotswolds. The Town Centre has to compete with the much larger centre at Yate which is only about 1km to the west. The two centres are to some extent complimentary with Chipping Sodbury providing more speciality shopping.

There is some potential for growth in expenditure if Chipping Sodbury is able to capture additional trade from existing communities in and around Yate and the proposed new neighbourhood at North Yate. There is also potential to increase expenditure from wider visitors and tourism.

6. Retail provision – From SGC Monitoring

The Council undertakes a monitor of retail units and floorspace within town centres in August each year. The detailed survey for 2014 shows 111 business and community units within the main shopping area. Note the edge of centre Waitrose store is excluded from the following table.

**Chipping Sodbury Town Centre Business Premises 2014**

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Description</th>
<th>units</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Retail</td>
<td>54</td>
<td>48.6</td>
</tr>
<tr>
<td>A2</td>
<td>Financial and professional services</td>
<td>17</td>
<td>15.3</td>
</tr>
<tr>
<td>A3</td>
<td>Restaurants and Cafes</td>
<td>8</td>
<td>7.2</td>
</tr>
<tr>
<td>A4</td>
<td>Drinking Establishments (pubs and wine bars)</td>
<td>7</td>
<td>6.3</td>
</tr>
<tr>
<td>A5</td>
<td>Hot Food Takeaway</td>
<td>1</td>
<td>0.9</td>
</tr>
<tr>
<td>B1</td>
<td>Office</td>
<td>9</td>
<td>8.1</td>
</tr>
<tr>
<td>C1</td>
<td>Hotel (note some are pub and hotel)</td>
<td>1</td>
<td>0.9</td>
</tr>
<tr>
<td>D1</td>
<td>Non-residential institutions – includes clinics, Town Hall, library, youth centre and churches.</td>
<td>9</td>
<td>8.1</td>
</tr>
<tr>
<td>D2</td>
<td>Fitness centre</td>
<td>1</td>
<td>0.9</td>
</tr>
<tr>
<td>Other</td>
<td>Car sales and repairs, Police Station</td>
<td>4</td>
<td>3.6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>111</strong></td>
<td></td>
</tr>
<tr>
<td>C3</td>
<td>NB There are also 27 residential properties listed within the main shopping frontages</td>
<td></td>
<td>27</td>
</tr>
</tbody>
</table>

Source: SGC Town Centres and Retailing Audit August 2014

It is apparent that the town centre has a large number and very mixed character of uses with just less than 50% recorded as retail.

Of the 54 retail units recorded in the 2014 audit only one vacant, with 15 convenience stores (mainly food), 23 comparison (clothes etc) and 15 service uses including hairdressers and the like. The Waitrose Store which opened in 2013 has added additional floorspace and helps to ‘anchor’ the town centre.

The general mix and vitality of services provided within the town centre is a key strength.
Retail floorspace Summary - Drawn from annual Town Centre and Retail audit August 2014.

<table>
<thead>
<tr>
<th>Chipping Sodbury 2014</th>
<th>No Units</th>
<th>%</th>
<th>Floorspace</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Convenience</td>
<td>15</td>
<td>27.8</td>
<td>623.6</td>
<td>27.4</td>
</tr>
<tr>
<td>A1 Comparison/Durable</td>
<td>23</td>
<td>42.6</td>
<td>1268.5</td>
<td>55.7</td>
</tr>
<tr>
<td>A1 Service</td>
<td>15</td>
<td>27.8</td>
<td>333.2</td>
<td>14.6</td>
</tr>
<tr>
<td>A1 Occupied and Trading</td>
<td>53</td>
<td>98.1</td>
<td>2225.3</td>
<td>97.6</td>
</tr>
<tr>
<td>A1 Vacant</td>
<td>1</td>
<td>1.9</td>
<td>54</td>
<td>2.4</td>
</tr>
<tr>
<td>Total A1</td>
<td>54</td>
<td>100</td>
<td>2279.3</td>
<td>100</td>
</tr>
</tbody>
</table>

Edge of Centre stores: Waitrose (convenience floorspace) opened October 2013. It provides 3,140 sq m gross (1960 sq m net). That floorspace is excluded from the above table.

Source: SGC Town Centres and Retailing Audit August 2014

Retail Change
Comparison with previous years shows relatively limited change over time.

Chipping Sodbury Retail Change 2011 - 2014

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units</td>
<td>Sq m</td>
<td>Units</td>
<td>Sq m</td>
</tr>
<tr>
<td>A1 Convenience</td>
<td>15</td>
<td>591.6</td>
<td>15</td>
<td>591.6</td>
</tr>
<tr>
<td>A1 Comparison/Durable</td>
<td>24</td>
<td>1249.3</td>
<td>19</td>
<td>115.5</td>
</tr>
<tr>
<td>A1 Service</td>
<td>15</td>
<td>353.8</td>
<td>14</td>
<td>338.8</td>
</tr>
<tr>
<td>A1 Occupied and Trading</td>
<td>54</td>
<td>21947</td>
<td>51</td>
<td>2081.9</td>
</tr>
<tr>
<td>A1 Vacant</td>
<td>1</td>
<td>154.1</td>
<td>3</td>
<td>228.6</td>
</tr>
<tr>
<td>Total A1</td>
<td>55</td>
<td>2348.8</td>
<td>54</td>
<td>2310.5</td>
</tr>
</tbody>
</table>

Source: SGC Town Centres and Retailing Audit August 2011 - 2014

There has been a very small change in the number of units and floorspace over the period 2011 -14. In addition the balance between different forms of unit has remained relatively constant. The small increase in units and floorspace between 2013 -14 is accounted for by the courtyard development as part of the walkway to Waitrose. The Waitrose Store is not included in these figures as it is an edge of centre store.
Markets
In addition to retail floorspace Chipping Sodbury has a number of markets and events.

- **Chipping Sodbury Farmers Market** - Sodbury Town Council granted Chipping Sodbury Chamber of Commerce the Licence to hold a Farmers Market on the Market Pitchings in Chipping Sodbury with effect from 11th June 2011.
- **The annual Festival of Food** is now a major highlight of the town’s calendar and helps to enhance the reputation of the Farmers Market.
- **Chipping Sodbury Mop Fair** - A twice-yearly event with funfair and stalls. Held on a Friday and Saturday in March and September in the main street.
- **Craft Fairs etc.** There are also a number of sales events in the Town Hall and other central buildings.

Retail Summary
The 2014 audit notes:

“Chipping Sodbury is characterised as a traditional smaller town/district centre serving mainly the local or "top up" comparison, convenience and service needs of the local community. It has a total of 54 units with an A1 use class providing 2,279 square metres of retail floorspace. The centre maintains the character of an historic market town, but given the proximity of Yate, it lacks the multiples found in other centres. However, it does have an adjacent Waitrose foodstore with a walkway and footbridge linking it to the town centre providing 1,960 square metres of new retail floorspace. Comparison shopping forms the majority of retailing activity in the town centre with 43% of units (1,268 square metres) in comparison use. Convenience functions account for 28% of all A1 units totalling 624 square metres. Service functions account for 28% of all A1 units but only 15% of the available A1 floorspace. At the time of the August 2014 survey there was 1 vacant or empty A1 unit representing 2% of all A1 retail units in the centre.”

Source: SGC Town Centres and Retailing Audit August 2014

7. Retail frontages
The South Gloucestershire Local Plan 2006 defines primary and secondary shopping frontages. The aim (of Policy RT9) is to maintain the vibrancy of shopping frontages by resisting changes of use at street level. In Chipping Sodbury the defined frontages are:

- **Primary Frontages**:
  - High Street – Odd Nos. 21A – 47, Even Nos, 40-52
  - Broad Street – Even Nos. 54 – 86
  - Horse Street – 1, 3, 5 & 9, 1&2 Beaufort Mews

- **Secondary Frontages**
  - High Street – Odd Nos. 1-21 Even No. 2 - Baptist Church.
  - Broad Street Odd Nos. 51-83
  - Horse Street 3-7 Beaufort Mews, Odd Nos 11-29, Even Nos. 6 -24.

At present no other frontages are defined as primary or secondary frontages. Draft policy PSP34 proposes to carry those frontages forward into the new plan.

Monitoring
Monitoring shows the extent to which frontages retain their main retail function. There was no change in this data between August 2013 and August 2014. It is notable that less than 50% of even the primary frontages are in retail use which highlights the mixed-use character of the town centre.
## Chipping Sodbury Retail frontages 2014.

<table>
<thead>
<tr>
<th>Retail Frontages</th>
<th>Total metres</th>
<th>In A1 Use</th>
<th>% in A1 Use</th>
<th>Non A1 Use</th>
<th>% Non A1 Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>324.2</td>
<td>178</td>
<td>54.9</td>
<td>146.2</td>
<td>45.1</td>
</tr>
<tr>
<td>Secondary</td>
<td>581.3</td>
<td>119</td>
<td>20.5</td>
<td>462.3</td>
<td>79.5</td>
</tr>
<tr>
<td>Total</td>
<td>905.5</td>
<td>297</td>
<td>32.8</td>
<td>608.5</td>
<td>67.2</td>
</tr>
</tbody>
</table>

Source: SGC Town Centres and Retailing Audit August 2014

## 8. Non-retail uses

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

- **Commercial floorspace** – a significant number of banks, buildings societies etc at ground floor and also more general office floorspace in converted houses and in the bespoke offices at Bowling Hill between Chipping Sodbury and Yate – which help local vitality.

- **Community Uses** – Library, Police Station, Youth Club, Town Hall complex, Old Grammar School rooms, Tourist information centre, 3 churches (with Church rooms), 3 nurseries and a preschool.
  - Chipping Sodbury Town Hall can accommodate stage based events (theatrical productions), events including craft fairs and a range of meetings.
  - The Old Grammar school rooms provide meeting space.
  - All three Churches and the Masonic Hall have rooms for community events for hire.

- **Service uses** – It is recognised that there is no GP in the Town but there is a dentist, chiropodist, complementary and physiotherapy facilities along with an opticians and vets in and around the town centre which all help to compliment the town centre and promote linked trips.

- **Hotels, Pubs and commercial leisure** – Chipping Sodbury has several pubs and overnight accommodation.

- **Residential uses** – are distributed throughout the town centre.

- **Community Activity** – There is a wide range of local organisations and events which include: Mop Fair, Jazz and Food festivals, Victorian Day, Farmers Market, Festival, Big Lunch, Vintage Car Rally and specialist markets. Many clubs encourage community involvement.

## 9. Evening Economy

The evening economy is limited to the Leisure Centre, pub and retail facilities. The town is in reasonable proximity to the Venue at Cribbs Causeway which may limit scope for the town to develop its own cinemas, cultural and leisure facilities.

## 10. Governance

The town centre is in many different ownerships. There is no town centre strategy group but a number of local organisations contribute to the town’s well-being. Active groups include:

- Sodbury Town Council,
• Chipping Sodbury Town Trust,
• Chipping Sodbury Town Lands Charity,
• Badminton Estate,
• Sodbury Chamber of Commerce
• Sodbury & Yate Business Association,
• The Parish Plan Steering Committee.
• Sodbury Chamber of Commerce has its own web site:
  http://www.mysodbury.co.uk/sodbury/business/chipping_sodbury_chamber
• The Chamber also manages a promotional web site -
  (https://www.facebook.com/visitchippingsodbury)
• Sodbury and Yate Business Association formed in November 2009 -
  http://www.sodburyandyate.biz/.
• The aims of the Association are to help local businesses, the community and the surrounding
  area of Yate and Chipping Sodbury.

11. Safety and Security

Chipping Sodbury has an actively monitored CCTV system. The Town’s Police Station is open on a
part time basis.

Chipping Sodbury and the Cotswold Edge Safer Stronger Community Group is one of 20 such
groups in the District working to improve local communities. The groups have been set up as part
of the Neighbourhood Policing Model and South Gloucestershire Council’s Community
Engagement initiative. Their members include people who live and work in the area and
representatives from Avon and Somerset Police, Avon Fire & Rescue, South Gloucestershire
Council, the Town & Parish Council and other local organisations.

The aim is to:

• work together to ensure that local communities are safe and pleasant places to live, work
  and play
• give local people a greater voice and influence over local decisions and the priorities of the
  service providers
• fund and support initiatives that help overcome issues raised by SSCG attendees, for
  example, Community Speed Watch equipment and activities that promote community
  cohesion and integration.

A detailed log is maintained of issues raised throughout the area. Amongst issues raised in 2014-15
which are relevant to the town centre are:
• Cotswold Road/Kennedy Way new road layout - ongoing safety concerns
• Chipping Sodbury Car Park - signage issues
• Brook Path, Chipping Sodbury - subsidence concerns
• Streetcare issues - Melbourne Drive, Gorlands Road and Hounds Road
• Wickwar Road - flood concerns
12. Accessibility issues

**Pedestrian and cycle routes**
The majority of housing within the town is located within reasonable walking/cycling distance of the town centre which could make for a very sustainable town. However, links into the Centre are not particularly good for cyclists and walkers as they are generally along trafficked roads some of which lack adequate pavement width (e.g. Horse Street, Hounds Road).

Links to the north of the town are good through St Johns Park and on to The Ridings which is developing a network of paths.

There are some small pedestrianised courtyards including a new link across the Frome to Wickwar Road car park and the new Waitrose Store.

The access route between Brook Street and Barnhill Road is currently under dispute (Dec 13) but should be open to pedestrians and cyclists.

Links between Yate and Chipping Sodbury are not good for walkers/cyclists until you reach the cycle lanes of Yate.

Within the high street area movement for pedestrians and cyclists can be very difficult due to the road width, severance by traffic, the lack of crossings and the number of parked cars. Illegal parking in the middle of the road adds to the problem of visibility.

Because some of the Pitchings are too short some cars also encroach onto pavements which are then too narrow in places.

The Parish Plan highlighted the wish amongst residents for some form of crossing and speed reduction.

South Gloucestershire Council is currently undertaking a review for a 20mph zone in and around the main high street area.

There is limited cycle parking in the town centre at present.

**Public Transport**
A number of services pass through or terminate at the town centre.

The bus service has good links between Chipping Sodbury and Yate and to surrounding villages.

While links to Bristol and Bath are good there is no direct express bus to Bristol.

There is no direct bus service to the new hospital at Southmead. Services do run from Yate Shopping Centre.

The London to South Wales railway passes through Chipping Sodbury but the station is closed.

**Traffic and Parking**
The main areas of the High Street and Broad Street have parking on street or within the ‘pitchings’. The main off-street car park is at Wickwar Road. This has been extended to serve both the new Waitrose Store and wider town centre.

Feedback suggests that the main thoroughfare is used as an all-day car park and limits space for visitors. The survey conducted by the Chamber highlighted the need for a permit scheme with a wait limit of 2 hours minimum. The survey was presented to Sodbury Town Council and shows that the town is 86% in favour of such a scheme. This is a key issue.

There is evident local concern that all day parking within the central area limits turnover, and detracts from trade, makes the town centre less attractive and potentially more dangerous.

Rat running to the motorway junction exacerbates peak hour traffic impacts

**Mobility issues**
While pavement areas are generally wide down the main street, the width of the road can be a problem particularly when visibility issues arise. Some mobility scooter users are often prevented
from crossing the road because of cars blocking the access.

Road crossings can be problematic and there are some shop threshold and circulation issues in the generally old and small shops. People with young children/mobility scooters may choose to use Yate simply because it is pedestrianised. Chipping Sodbury may lose trade in consequence.

In recognition of concerns raised about traffic, road safety and the pedestrian environment the Council has consulted on proposed traffic management measures in and around the town centre June 2014 with recommendations made in October 2014. Details can be viewed at:

https://consultations.southglos.gov.uk/consult.ti/chippingsodburytrafficproposal1/consultationHome

13. Environmental Quality

Heritage – The history of Chipping Sodbury is still strongly evident in its street layout and buildings which are generally very well conserved. The town has over 150 listed buildings and the centre is a Conservation Area. A Heritage Trail has been introduced with commemorative plaques installed on several key properties. Heritage is a major asset to the town and helps to give a distinctive identity.

Environment – The Town Centre is generally fully occupied and well maintained. There is a thriving Sodbury in Bloom team which contributes to the attractive nature of the town.

Within 200 metres of the town centre the river path leads to attractive natural open spaces where visitors and workers can relax.

The Chamber of Commerce is working towards applying for Fairtrade Status for the Town, which is supported by the local community.

Some shop fronts, overhead wires and signage detract from the otherwise high visual quality of the buildings. The high street might benefit from further investment in the public realm to create a more attractive shopping and tourist destination.

Upper floors are underused in some cases.

There is also potential to do more to provide visual ‘interpretation’ of the town’s history.

14. Tourism

There is a local tourist information centre and some overnight accommodation available within the town. There is also much to attract visitors to the town and surrounding areas.

- See: http://www.cotswolds.info/places/chipping-sodbury.shtml

However it is hard to gauge what tourism brings to the town’s economy at present and whether there is potential for, or barriers to, future growth in visitor numbers.

The Heritage Trail walks are now underway and there is evidence that they are attracting tourism and that this will grow in the coming months and years.

An accompanying Guide is in circulation and the Chamber has started to organise a monthly guided walk.

Local signage is poor and needs comprehensive rationalisation. Visitors arriving at the car park need a map and signage to direct them to the Town Hall, toilets, Tourist Information Centre etc.

15. Health Check Summary

<table>
<thead>
<tr>
<th>Diversity of uses</th>
<th>A very diverse centre with retail, commercial office, residential and community uses.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proportion of vacant street level</td>
<td>While historically there may have been vacant units there was only one vacant unit recorded at the 2014 survey and demand has been strong for new</td>
</tr>
</tbody>
</table>

Chipping Sodbury at May 2015
<table>
<thead>
<tr>
<th>Property</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Yields on non-domestic property</td>
<td>Data not available.</td>
</tr>
<tr>
<td>Customers’ views and behaviour</td>
<td>The Parish Plan survey demonstrates that local residents are very proud of their centre. Some have been concerned about the potential for change resulting from the Waitrose scheme.</td>
</tr>
<tr>
<td>Retailer representation and intentions to change representation</td>
<td>Primarily local retailers (some long established) while other units have greater turnover of traders suggesting niche markets and viability issues. The presence of an antiques shop, men’s clothing retailer, hardware shop, and bookshop would enhance retailer representation.</td>
</tr>
<tr>
<td>Commercial rents</td>
<td>No data available.</td>
</tr>
<tr>
<td>Pedestrian flows</td>
<td>The Chamber is recording pedestrian flows and this data will be made available in due course. The town benefits from the mix of office and retail uses which complement each other, support linked trips and add to vitality.</td>
</tr>
<tr>
<td>Accessibility</td>
<td>Pedestrian movement in certain areas is problematic particularly with young children etc. The very wide high street and some narrow pavement areas compound issues. The volume of vehicular movements can also make the centre difficult/unattractive for pedestrians.</td>
</tr>
<tr>
<td>Perception of safety and occurrence of crime</td>
<td>Assumed to be generally low crime level although some late night anti-social behaviour associated with pubs.</td>
</tr>
<tr>
<td>State of town centre environmental quality</td>
<td>Generally very high environmental quality but with some concerns over the impact of traffic and parking.</td>
</tr>
<tr>
<td>Health issues</td>
<td>The town does not have a GP Surgery but is reliant on services at Yate. The town does not have a gym or leisure centre (available at Yate) but does have active sports clubs including Rugby, Tennis and Golf.</td>
</tr>
</tbody>
</table>

16. Health Check and key messages from Roger Tym Study 2010

“3.20 Chipping Sodbury (defined as a minor town centre) gives an impression of a busy centre with lots of people and parked cars. Its main role is to provide services and top up shopping for local residents and more specialist independent stores to the wider community and rural catchment area. Research from the household survey illustrates that the town centre trading is a little below par, with local residents spending roughly equal amounts on retail goods in Yate as they do in Chipping Sodbury, with a greater level of leakage to Cribbs Causeway.

3.21 Whilst the provision of larger units might well attract more interest from multiples it might also threaten the essence of the town centre, which is typified by small independent shops offering something different. There is limited opportunity for any major expansion of the shopping area. The only identified potential is the area of land to the north of the town centre which is currently occupied by open land and the main car park. Any development in this area would require new linkages through to Broad Street/High Street to ensure development was not isolated from the town centre. If there is further demand for smaller units then potential
may exist behind some of the current shopping units for courtyard style redevelopment.

3.22 In terms of overall strategy it may be preferable for the town to expand with its current specialist role and look to perform as a complement, rather than try to compete directly with nearby Yate. Provision of a convenience supermarket is likely to enhance trading in the town due to increased local shopping trips.”

- Chipping Sodbury should be designated as a ‘district centre’ i.e. a small town centre.
- There is limited opportunity for any major expansion of the shopping area other than for the proposed Waitrose Store (which has subsequently opened).
- If there is further demand for smaller units then potential may exist behind some of the current shopping units for courtyard style redevelopment.

Drawn from South Gloucestershire Town Centres and Retail Study Final Report Roger Tym & Partners February 2010.

It is notable that circumstances have changed since the 2010 Study with completion and opening of the Waitrose Store in October 2013.

Note: The Sodbury Town Council and the Chamber of Commerce object to the designation of Chipping Sodbury as a ‘district centre’ and feel ‘market town centre’ is a more appropriate designation. South Gloucestershire Council did not accept the consultant’s recommendation to designate Chipping Sodbury as a ‘district centre’. Its designation as a Town Centre (market town) is already reflected in the retail hierarchy set out at Core Strategy Policy CS14.

17. 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 but in summary points raised include:

1. Positive points about the town centre – free parking, the new Waitrose store, generally good shops and services, the historic environment, active community groups and Tourist Information Centre.

2. Negative points – parking issues – limited spaces and all day occupation by office staff, poor public transport links to some villages, the threat to independent traders posed by large stores, free coffee at Waitrose being unfair competition with local cafes, some indication of lack of shared vision and co-ordination between representative groups.

3. Suggestions include need for:
   - Supported/accessible housing
   - A building for community uses (perhaps including a town council office)
   - Allotments (not necessarily in the town centre).
   - More short-stay parking space
   - Safer vehicular access to Broad Street from Wickwar Road (possibly with traffic lights).
   - Provision for coach parking.
   - Better provision for cyclists (routes and parking) and for those with mobility scooters etc
   - Potential for redevelopment of a car showroom

4. References to be added
   - To the Heritage Trail and guide and Annual Festival of Food
   - Work of the Chamber in supporting a wide range of activities if not a formal strategy.
18. Policy: Role and Function

Core Strategy Policy

CS14 – identifies Chipping Sodbury as a Town Centre with its role defined as ‘market town’.

The Core Strategy Vision for Yate and Chipping Sodbury requires the towns to build upon their distinct yet complimentary heritage, character and roles and to provide a richer mix of social, cultural and economic opportunities. “Chipping Sodbury will realise its retail and tourism potential”.

Policy CS30.5 states – “Preserve, enhance and interpret Chipping Sodbury’s distinct architectural heritage to encourage and develop its role as a tourist destination and emphasise its niche retailing opportunities”

Policy CS30.6 states – “provide a new medium sized food store...at Barnhill quarry”. (That scheme is now complete and trading.)

There are also key development principles listed in Policy CS30 including reference to enhancing cultural and community opportunities within the town centres and reinforcing the special character and historic assets of Chipping Sodbury and its conservation area.

19. Suggested Vision

- Chipping Sodbury Town Centre will maintain its local retail and service function and high quality historic environment.

20. Land use and development issues

- Chipping Sodbury Town Centre already has an established community focus, supported by many groups. This is a major strength for the town centre.

- The town centre is of significant historic interest; it has complex legal arrangements and is in multiple ownerships which can make co-ordinated activity and delivery of development difficult.

- Recent retail development, while potentially bringing many positive benefits, has been contentious and divisive locally. It may take a little time for new shopping patterns to settle.

- Any major re-development very close to the town centre is likely to require complex land assembly and potential development of burgage plots which could be problematic from a conservation perspective.

- Resources for implementation are likely to be limited unless as part of planning applications or through local community effort.

- At present there is not an agreed town centre strategy. A locally agreed strategy for further enhancement of the town centre would be helpful. That might include consideration of tourism, the evening economy, retail development, community needs, access, traffic management, cycle, car and coach parking and environmental improvements.

Opportunities and actions

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Development needs and sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide a clear strategy for the future enhancement of the town centre to include both physical change, traffic and parking management and promotional activity.</td>
<td>The retail capacity for some further small scale retail development would appear positive but sites are problematic not least due to access and conservation issues. There are several commercial/industrial sites which may have potential for some re-development. These are not necessarily suited for retail development but could</td>
</tr>
</tbody>
</table>
meet a range of needs.

Also consider scope for:
- A new community building including town council office;
- Redevelopment of the car showroom site.
- new public toilets.

<table>
<thead>
<tr>
<th>Retail growth</th>
<th>1. Convenience floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other than for the Waitrose Store there were no major outstanding commitments at 2011 or approved since that date.</td>
<td></td>
</tr>
<tr>
<td>The working assumption is that there is limited further need for additional convenience floorspace beyond that already approved.</td>
<td></td>
</tr>
</tbody>
</table>

2. Comparison floorspace

There were no outstanding commitments at 2011 or approved since that date – other than for the small units provided as part of the walkway to Waitrose.

There is assumed potential for some comparison growth to benefit from linked trips associated with the new foodstore and increasing tourism. A working assumption of around 500 sq. m. is made which would contribute to meeting recognised need for the District (See draft PSP Policy 32).

There may be redevelopment opportunities with ‘high street’ garage sites.

| Markets | Chipping Sodbury is a market town and benefits from a Farmers Market, craft fairs and similar events. Consideration may be given to extending or relocating stalls into the new walkway provided as a link towards Waitrose. |
| Public Realm | Although already of high environmental quality there is scope to further enhance the public realm of the High Street and potentially to create further attractive linkages to the Frome Valley Walk. |
| Conservation of the historic environment remains a strong benefit for the town and should remain a primary concern in any redevelopment proposals. |

| Public Transport | Options to increase public transport provision need to be kept under review and the scope to provide for visitor coach parking and pick up/drop off points considered. |
| Walking, Cycling routes | Off road cycle routes are needed to safely link the town with the existing Stub Riding and Ridgewood paths. |
| Opportunities to enhance provision for cycle parking and off road routes for the town centre need to be considered as part of a town centre strategy. |

| Mobility | A detailed strategy for the town centre should consider the needs of those with impaired mobility including issues with parked cars encroaching into walkways. |
| Parking | An agreed strategy needs to be developed within the town for car, cycle and coach parking. |

| Traffic management | A comprehensive review has been undertaken. See: https://consultations.southglos.gov.uk/consult.ti/chippingsodburytrafficproposal1/consultationHome |

| Centre | Consider funding for and appointment of a Town Centre Manager. |
Management

Promotion
There is a great deal of community effort to promote events. Web sites already publicise events in the town and town centre.

In December 2013 the Parish Plan Committee were formulating an action plan to include the town centre based on the outcome of a recent questionnaire and working with others in the town.

Early indications are that more could be done to:

- Rationalise signage throughout the town.
- To have information, advice and a heritage centre all in one central building.
- To open the Tourist Information Centre throughout the year and on Sundays
- For the Information Centre to have a website and to have a computerised system in the window to help visitors when the centre is closed.
- To develop and promote Barnhill quarry development as a mixed leisure facility - 70% of Parish Plan respondents felt the old quarry could be used which would bring people into the town to use the shops and facilities.
- Consider need and scope to upgrade CCTV system(s).

Visitors/Tourism
Actions could include further:

- Promotional activity - including seeking to attract additional visitors from outside of the immediate catchment area.
- Enhancement and promotion of the recreational value of the Frome valley river corridor - with Chipping Sodbury as an attractive ‘stop-off’ point.
- Public realm enhancements to help address parking and traffic impacts on shopping and the tourism experience.
- Improved walking/cycling networks linking through the town centre and to the residential and retail areas of Yate.
- Development of longer distance cycling routes as part of Cycle City network and linking to Yate Station

Evening economy
Consider scope to provide better family leisure facilities.

Community
Provision of a richer mix of social cultural and economic opportunities that builds on Sodbury’s heritage and niche retailing.
Chipping Sodbury Town Centre Summary

Chipping Sodbury is an ancient market town with significant heritage interest and a wide range of retail, service and community uses. Core Strategy Policy CS14 aims to consolidate the town centre with the identified role as a market town.

For the purposes of policies CS14 and PSP32 the defined primary shopping area is based on the existing high street shops within a wider town centre boundary which includes the Waitrose store, principal car park, civic buildings, residential and service areas all of which contribute to local vitality. The Waitrose store is considered to be outside of the primary shopping area and will continue to be treated as an edge of centre store.

Primary and secondary shopping frontages are shown in support of policy PSP34.

The Vision is that Chipping Sodbury Town Centre will maintain its local retail and service function and high quality historic environment. In the period to 2021 there is estimated potential for around 500 sq m of new comparison floorspace within the town centre which it is expected will be delivered through the conversion or redevelopment of existing premises.

Sodbury Town Council has identified aspirations including:

- Provision of a community building in the town centre with town council offices
- Provision of allotments
- Development of Old Sodbury School
- Accommodation for smaller households/starter homes e.g. 1-2 bedrooms.
- Area of land behind Community Orchard to be reclassified to enable development as a Car Park for visitors to the town.
- Consider provision of on-site parking/dropping off point at St John's Mead School

There is an active local chamber of commerce and a wide range of community organisations who arrange a number of events which help local vitality. A Parish Plan was published in 2014 and lists a number of actions some of which relate to the town centre. Issues have been raised around the adequacy and visual impact of car parking, safety for pedestrians and cyclists and the need for a drop-off / pick up point for visitor coaches. There is scope to consider a range of additional promotional and management actions which should help to further enhance the vitality of the centre.
**Appendix 1**

**Chipping Sodbury Town Centre Profile - feedback from consultation**

**a) Town and Parish Council Questionnaire feedback**

<table>
<thead>
<tr>
<th>Comment by</th>
<th>Project</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sodbury TC</td>
<td>1 Supported living/accessible housing</td>
<td>Not known but the Parish Plan identifies these are required</td>
</tr>
<tr>
<td>Sodbury TC</td>
<td>2 A building for community use (possibly incorporating a Town Council Office)</td>
<td>Within Chipping Sodbury Town Centre</td>
</tr>
<tr>
<td>Sodbury TC</td>
<td>3 Allotments</td>
<td></td>
</tr>
</tbody>
</table>

**Q3.** Please list any land use/building projects that your local community consider would benefit their area and where known your preferred location. Responses relevant to the Town Centre.

**Q4**

(a). Please indicate any significant issues/problems your community feel are present in the town centres that they most frequently use. For example do the community have good access to shops, banks, cultural and community facilities etc?

(b) Please also indicate if there are positive aspects of particular town centres that the community value.

<table>
<thead>
<tr>
<th>Comment by</th>
<th>Issue/Problem with Centre</th>
<th>Positive Aspects of Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dodington PC</td>
<td>• Very limited parking</td>
<td>• Our Council is pleased to see the addition of Waitrose to the Chipping Sodbury retail offer.</td>
</tr>
<tr>
<td>Hawkesbury PC</td>
<td>• Public Transport links are poor</td>
<td>• Free parking,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Happy with shop services they supply</td>
</tr>
<tr>
<td>Iron Acton PC</td>
<td>• Public Transport links are poor</td>
<td>• Free parking</td>
</tr>
<tr>
<td>Little Sodbury PM</td>
<td>• Threat to local independent traders in Chipping Sodbury High Street and the commercial pressures they face as a result of opening of national supermarkets in the town. It is felt more support is needed to ensure the survival of these businesses in order to secure the nature of the High Street</td>
<td></td>
</tr>
</tbody>
</table>
| Sodbury TC   | • Problems with workers using local parking all day. If this was restricted it would enable shoppers to park more easily for shorter periods and attract more people to the Town  
• No medical facilities, the nearest Doctor surgeries are in Yate which means using transport for most people | • Good range of shops, eateries, banks and a Post Office |
| Tormarton PC | • Inadequate parking spaces | • Attractive historical market town  
|             |                           | • Information Centre  
| Tytherington PC | • Better public transport links  
|                | • Maintain level of free parking | • Current free parking  
| Yate TC | • Parking for shoppers, as blocked by all day parkers; lack of seating for the elderly as they walk round; declining diversity of retailers. |

b. Feedback on the draft profile - December 2013

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Response/Actions</th>
</tr>
</thead>
</table>
| i) Local resident (of Horton - recent arrival from Derby) | Finds Chipping Sodbury a delightful place to visit. Recognises work put into preparing the profile – most points generally agreed. But major concern  
• **The extremely poor provision of parking.** It is, of course impossible to find an all day parking space in the Wickwar Road Car Park now that the Waitrose Complex has taken up the space  
• **The provision of shorter time spaces is also inadequate.** There is no provision for leaving a car all day if one wishes to travel by bus to Bristol (as the Mayor wishes), so as a consequence the Bristol traffic congestion will remain horrendous.  
• **Further point.** To minimise the traffic problems in Hatters Lane, now that the Wickwar Road works/roundabout is complete, an effort should be made to provide better access on to Broad Street, perhaps by provision of Traffic Lights. | Points noted.  
Provision of parking has to be balanced with environmental and financial considerations.  
It would not make efficient use of town centre parking space to allow all day parking for commuters. If need exists for park and ride/kiss and ride from rural areas to Bristol then separate provision should perhaps be made e.g. at Western edge of Yate.  
Options to be noted and investigated as part of any wider traffic management plan. |
| ii) Resident of Chipping Sodbury |  
• **Primary Retail Area Boundary**  
Fully support the notion of the new Waitrose development being within the core retail area. The LPAs insistence on sufficient linkages to the existing Town Centre being provided as part of that development has worked extremely well in practice since Waitrose has opened, and to have this reflected in updated policy would emphasise this relationship | Noted  
To be investigated  
Since the old Dando’s garage has been taken over by Chipping Sodbury Motors, this site is pretty underused with their business focus being on the Hatters Lane site. If this observation is correct, the owners may be attracted by the potential for disposal if the site had potential for a commercially attractive mixed-use. |
There is significant floorspace available on this site, and if planned with vision, an appropriate scheme could represent a significant improvement to the Town Centre offer in Chipping Sodbury, as well as enhancing that part of the Conservation Area extending along the Brook Street frontage.

<table>
<thead>
<tr>
<th>iii) Mark Lloyd, Chair, Sodbury Chamber of Commerce</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Welcomed opportunity to comment. Raised detailed observations and the following general points.</td>
<td>All detailed comments have been addressed in the revised draft profile.</td>
</tr>
</tbody>
</table>

- **Town Centre designation (Item 17)**
  Designating the town as a 'district centre' does not make sense if it is then classified as a 'small town'. Being a District Centre should surely then merit being known as a Market Town, or at least a small market town or in our case a 'Medieval Market Town'.
  The Council did not accept the consultant’s recommendation to designate Chipping Sodbury as a ‘district centre’ and policy CS14 confirms the ‘town centre’ designation.

- **Pedestrian flows (item 16)**
  Pedestrian Flows are being recorded over the next three months and this data will then be made available.
  Noted detail will be helpful in due course.

- **Heritage and Tourism (Items 14/15)**
  This should also mention that we now have a Heritage Trail Walk with commemorative plaques on several key properties.
  The walks are now underway and there is evidence that they are attracting tourism and that this will grow in the coming months and years.
  An accompanying Guide is in circulation and we have started to organise a monthly guided walk.
  Text included.

- **Accessibility (Item 13)**
  The paragraph on parking plays down the issue of the main thoroughfare being used as an all-day car park and limiting space for visitors.
  It should make mention of the survey conducted by the Chamber which highlighted the need for a permit scheme with a wait limit of 2 hours minimum. The survey was presented to STC and shows that the town is 86% in favour of such a scheme. This is a key issue and it is misleading to say that 'There is some local concern that all day parking limits turnover and detracts from trade'.
  The Chamber has conducted extensive research on the issue of parking and this is a major issue for businesses and residents.
  Text added at Section 13.

- **Retail floorspace summary (Item 6)**
  Markets: this should also mention the annual Festival of Food as this is now a major highlight of the town’s calendar and helps to enhance the reputation of the Farmers Market.
  Text added

- **Strategies and research: Item 4**
  The positive role of the Chamber should
Although there is no formal Town Centre Strategy or a management team in place the Chamber largely fulfils this function. This should be represented, to explain:

- We have a planned series of events that have now been running for 4 years and we have new events in the pipeline. This includes the annual Sodbury Jazz and Blues Festival, the Festival of Food, Jazz and Blues Concerts throughout the year, Sodbury Farmers Market, Business in Bloom (supporting Sodbury in Bloom) and a Literary Festival for 2015. Other similar events are also being discussed.
- We have made representations on Parking following research and a survey.
- We are currently involved in applying for Fairtrade status for the Town and have an agreed steering group in place.
- We are consulting with the developers for the 'Arcade' and advising on future usage of this new location.
- We are in regular contact with the management of Waitrose with a monthly meeting to discuss progress, issues facing the town and working on joint initiatives.
- We are involved in monitoring footfall to establish usage of the Arcade compared to footfall from Wickwar Road.
- We have recommended moving the Farmers Market to the Arcade to cater for extending the market and to free up parking space on the pitchings. The Parish plan has highlighted a need to extend the market and this can only be achieved by moving location to a more suitable plot.
- We are involved in the Executive Committee for the Tourist Information Centre and fully support their activity.
- We support the Heritage Trail Guided Walk and Commemorative Plaque Scheme which is focused on educating local schools and residents on the Town's Heritage and encourages tourism.
- We have agreed to finance reprints of the Guide for the next 5 years.
- We support other groups in the town wherever possible and consult with all businesses on every key issue.

This demonstrates that we do have a Town Centre Strategy and that this should be acknowledged. We are doing everything we can to secure the future development of Sodbury in a sympathetic manner.

<table>
<thead>
<tr>
<th>iv) Parish Plan Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Heavily involved with the Parish Plan for Sodbury and would like to see the results taken into account when compiling the finished profile document. 730</td>
</tr>
<tr>
<td>The opportunity remains to draw information and ideas from the Parish Plan Group and to consider inclusion in a...</td>
</tr>
</tbody>
</table>
questionnaires were returned with over 3000 comments many of which are relevant to this consultation.

**v) Gary Davies, Director, Chauffeurhire Coaches**

- **Discussion Point 4. Can trade be increased?**
  
  YES. For the reason stated below.

- **Discussion point 9. Should tourism / visitors facilities be improved?**
  
  YES
  
  We are a professional coach operator based in Chipping Sodbury, we are also a sponsor of Chipping Sodbury TIC. We have tried along with the manager of the TIC to promote Chipping Sodbury for coaches to visit the town.
  
  Each coach that visits Chipping Sodbury would inject a minimum of £500.00 into the local economy. At each proposal we have attempted to put forward it has been blocked by one group or another.
  
  Our drivers have been handing out The Chipping Sodbury Circular Walk and Treasure Hunt leaflet at all the various coach parks they visit. What has South Glos. done to encourage visitors?
  
  You do not provide a coach park or a large car park, rather you let certain bodies sell our car park to developers.
  
  Waitrose will in time destroy Chipping Sodbury like it did at Burgess Hill. When plans were put forward for this development it was NOT mentioned about a café on their site. The idea was for people to shop, walk over the bridge and have a cup of coffee in the town then have a look around the shops. Shoppers now stay in Waitrose drinking FREE coffee, does this do the local cafes any good, even you can work this one out.
  
  To improve the town talk to people like us, not Chambers of Commerce or others who do not represent the real traders of the town.

**vi) SGC Urban Design officer (JM)**

Detailed observations raised.

All comments addressed in revised draft profile.

**vii). Dr R Keen for:**

- **The Cycling Group of Yate and Sodbury and**

- **District Branch of the University of the Third Age (CGU3A)**

**Traffic Hazards for cyclists**

The CG and U3A have concerns over the very real traffic hazards for cyclists in the centre of Chipping Sodbury and the paucity of specific provision to accommodate their needs.

Noted – these concerns appear widely shared.
**Cycle routes**
Some of the additional problems which have recently beset the town, can be traced to the fact that South Glos Council has failed to ensure that the developers of Barnhill implemented the assurances concerning cycle access made in their design and access statement which accompanied their original planning application.

The lack of proper off road cycling facilities is particularly apparent during the planning and operation of the free cycle rides which are organised by CGU3A as part of the annual Chipping Sodbury Festival.

This assertion needs to be explained in more detail and investigated before detailed comment can be given.

It is not unusual for demand to exceed supply when special events are held.

Clearly the town has historic origins and dated road/footpath layout. The need is to identify specific opportunities for improvement.

**Meetings**
Would like to meet officers to discuss road safety plus items ix) & xi)

Noted. Discussions around road safety are best undertaken in the context of specific consultation on traffic management and parking (June 2014)

**Strategies and research (Item 4)**
CGU3A has already submitted reasoned arguments to the major players concerned with cycling issues in the town and because there is now a Parish Plan Consultation to which CGU3A has made representations, the group sees itself as a party to the research aspects.

Officers are hopeful that a strategy for future enhancement of the town centre can be prepared involving all key interests through joint working within the town.

**Health check (Item 8)**
There are no good reasons why many more of the local trips made into and from the town should not be by bicycle, thereby contributing to the amelioration of the car parking problems. Indeed the imminent extension of the Bristol to Bath cycle path on to Yate common is likely to increase the amount of cycling in the vicinity. But in respect of cycles, both access and parking arrangements lack coherent policies which aim to exploit the undoubted attractions of the town.

Officers do not doubt that more could be done to facilitate and encourage use of cycles for trips into the town centre. It would help to receive specific suggestions for action.

**Non-retail use (Item 9)**
There are opportunities to promote the use of cycles as a means of travelling to work in the town.

It would help to receive specific suggestions for action.

**Governance (Item 11)**
CGU3A is aware that there is a marked lack of collaboration between the major players, indeed a perceived conflict of interest characterises certain relationships.

Officers cannot offer comment on working practices to date.

One aim of preparing the profiles has been to encourage people to work together both to generate and implement a shared vision and action plan.

**Safety and security (Item 12)**
The status of the patterned concrete finish to some road surfaces leads to confusion, and the extent of the on street parking, and in particular the inconsiderate parking in the centre of High Street and Broad Street is dangerous to cyclists.

Emerging from Wickwar Road into the busy traffic in High Street/Broad Street is particularly hazardous.

The local schools are not well served by routes which pupils wanting to ride to school can safely use.

Concerns noted and are being addressed in the proposed traffic management scheme at June 2014.
### Accessibility issues (Item 13)

Improvements are required in the provision of facilities not only for cyclists but also for mobility scooters, pushchairs etc. In particular, off road cycle routes are needed to safely link the town with the existing Stub Riding and Ridgewood paths as promised by the Barnhill developers.

**Concern noted.**

### Tourism (Item 15)

Chipping Sodbury is already a regular refreshment stop for local cycling groups and the town features in several of the cycling leaflets produced by South Glos Council to promote healthy living, and in addition, given the publicity generated by the annual Sodbury Sportive which has now attracted around 1,000 cyclists. The inability of the town to provide anything other than just a few randomly sited facilities for safely securing cycles is very remiss.

**The suggested need for more cycle parking facilities is noted and has been added to the list of suggested actions.**

### viii) Dr R keen for:

#### Keeping Sodbury Safe Action Group (KSSAG)

<table>
<thead>
<tr>
<th>KSSAG came into being because of concerns over the very real traffic hazards in the centre of Chipping Sodbury. The group have drawn attention to the petition with well over 1,000 signatures presented to Sodbury town council in 2011 on this topic.</th>
<th>Noted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whilst KSSAG have never objected to the redevelopment of Barnhill itself, they have also drawn attention to the loss of a valuable local amenity represented by halving the number of spaces in the long stay car park.</td>
<td>Overall town centre parking provision has increased significantly with development of the Waitrose Store.</td>
</tr>
<tr>
<td>There seemed to be a lack of democratic control during the Town Council’s negotiations with the developers over surrendering virtually half of the town’s free long term car park, and its public toilets. Some of the problems which beset the town, can be traced to the fact that its council has virtually no control over several key issues in the town centre, such as on street parking or the management of the town hall and other amenity spaces.</td>
<td>As noted in the profile issues of governance, land control and development in Sodbury are complex. This does not imply or accept criticism of any particular group. As far as possible the need remains to work towards solutions which are within the law and in the best interests of the town.</td>
</tr>
<tr>
<td>Following their own survey of over 100 concerns who trade or reside in the town, KSSAG felt obliged to pursue concerns they expressed over the very significant effects posed by the car parking problems. Once the intransigence of the Barnhill developers became apparent, direct personal pressure was maintained on the Waitrose management to make concessions and provide more than the 2 hour limit in their own car park.</td>
<td>Noted</td>
</tr>
<tr>
<td>KSSAG have involved the local MP, been represented at all the relevant meetings in town council, and were instrumental in persuading the mayor to make special provisions for a town meeting which specifically focussed on the car park, especially the legality of the surrender of the car park lease to the developers.</td>
<td>Noted</td>
</tr>
</tbody>
</table>
At the specific invitation of its chairman KSSAG also met with the Chamber of Commerce. KSSAG maintain that it is largely due to the sharp focus which it has maintained that Waitrose made some concessions over the management of their own parking spaces, most notably the abandonment of the intended restriction in hours for which some 4 hour parking was to be available.

**Strategies and research (Item 4)**
Because there is now a Parish Plan Consultation, KSSAG sees itself as a party to the research aspects (having presented a petition) and also by its survey of over 100 business undertakings.

**Health check (item 8)**
Given the proximity of other local alternative venues, access to the town is a crucial issue, but in respect of vehicles and cycles, both access and parking arrangements lack coherent policies which aim to maximise on the undoubted attractions of the town.

In particular many townspeople regret the loss of a valuable local amenity represented by the extensive long term car parking facilities which were available in Wickwar Road.

**Non-retail use (Item 9)**
The survey of every undertaking in the town centre by KSSAG has revealed that concerns over car parking figure very highly amongst the significant number of non-retail undertakings in the centre.

Concerns noted and already reflected in the profile.

**Governance (Item 11)**
There is a marked lack of collaboration between the major players, indeed a perceived conflict of interest characterises certain relationships.

It is regrettable that the Chamber of Commerce does not enjoy greater support amongst the business community.

Concerns noted.
As far as possible the need remains to work towards solutions which are within the law and in the best interests of the town.

**Safety and security (Item 12)**
The petition on road safety has already demonstrated the level of public concern over the lack of pedestrian crossings in the town centre.

In particular a dedicated crossing is needed where Wickwar Road meets HighSt/Broad Street.

The status of the patterned concrete finish to some road surfaces leads to confusion, and some dangerous parking in the centre of High Street and Broad Street.

Other town centres seem to be able to arrive at an acceptable compromise between the needs of pedestrians and those of motorists.

The CCTV system has been criticised by the police for its inability to provide details, such as car registration numbers.

Concerns noted action points added under management and promotion.

**Accessibility issues (Item13)**
Solving the car parking problems in the town centre streets is a matter requiring urgent attention with the collaboration of the

The profile reflects these concerns with proposals subject of consultation at June 2014.
various landowners. In particular, High Street, Broad Street and Horse Street need time regulated car parking to prevent spaces being blocked right throughout the working day (and even longer!) by inconsiderate parkers.

Improvements are required in the provision of facilities for cyclists, mobility scooters, pushchairs etc. In particular, off road cycle routes are needed to safely link the town with the existing Stub Riding and Ridgewood paths.

<table>
<thead>
<tr>
<th>Tourism (Item 15)</th>
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<tr>
<td>Closure of the public toilets in Wickwar Road has drawn attention to the deficiencies which characterise those in the rear of the town’s information centre (which has recently itself been threatened with closure). The two unisex facilities provided in the Waitrose supermarket are themselves neither convenient nor properly signed for the benefit of tourists. The opportunity to maximise the potential which Chipping Sodbury presents as a venue for coach stops requires the provision of a dedicated parking area for coaches.</td>
</tr>
</tbody>
</table>

| The need and scope for new public toilets and coach parking are reflected as potential actions. |
### Chipping Sodbury Town Council

**Ref: 4877793**  
**Town Centre**  
This Town Council approves of the Town Centre boundaries as per the proposals.

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| **Chipping Sodbury Town Council**  
Ref: 4877793  
Town Centre  
This Town Council approves of the Town Centre boundaries as per the proposals. | Noted.  
No change in response to this representation. |

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| **Chipping Sodbury Town Council**  
Ref: 4877793  
Hounds Road suffers with a lot of traffic problems mainly due to the dropping-off of children to St John’s Mead School. The School has a vast playing field and this Town Council wants consideration given to the development of some of this site into a car park/dropping off point for use by parents and visitors to the town. | Noted. This is a matter for local resolution and not for the PSP.  
No change in response to this representation. |