

## Appendix C

<b>POLICY CS14 - TOWN CENTRES AND RETAIL</b>	
<p>The Council will work with partner organisations and the local community to protect and enhance the vitality and viability of existing <del>and new</del> centres in South Gloucestershire <u>in recognition of their retail, service and social functions:</u></p>	
<i>Centres</i>	<i>Role &amp; Function</i>
<b>Town Centres</b>	
Bradley Stoke	<del>New</del> <u>Town</u> centre. <del>serving Bradley Stoke and other communities in the North Fringe of Bristol</del>
Emersons Green	<del>Serves Emersons Green and rural area.</del> <u>Town centre.</u> Opportunity for expansion to serve new housing
Kingswood	Larger <u>High Street shopping and service</u> centre <del>serving Kingswood and the wider area of the East Fringe of Bristol</del>
Thornbury	<del>Market town serving Thornbury and wide rural area</del>
Yate (including Station Road)	<del>Market town serving Yate and wide rural area</del>
Chipping Sodbury	<u>Market town</u> <del>Serves the local community and wide rural area, and is complementary to Yate.</del>
Downend	<del>Provides conveniences shopping and services for Downend area</del> <u>High Street shopping and service centre</u>
Filton	<del>Provides e</del> <u>Convenience shopping and service centre for Filton area</u>
Hanham	<del>Provides conveniences shopping and services for Hanham area</del> <u>High Street shopping and service centre</u>
Staple Hill	<del>Provides conveniences shopping and services for Staple Hill area</del> <u>High Street shopping and service centre</u>
<b>District Centres</b>	
Patchway (new)	New centre to be developed by extending the existing local centre on Rodway Road to support Charlton Hayes development
Sainsbury's/B&Q, Stoke Gifford (new)	New centre to be investigated to serve the Stoke Gifford, Harry Stoke, UWE and Cheswick village area

<b>Local Centres &amp; Parades</b>	
<b>49 Centres/Parades (listed in Table. 3)</b>	<b>Provide local level services</b>
<b><u>Out-of-Centre</u></b>	
<b><u>Cribbs Causeway/Mall</u></b> <b><u>Abbey Wood and Longwell Green Retails Parks</u></b>	<b><u>Cribbs Causeway/Mall, Abbey Wood and Longwell Green Retail Parks will be treated as out-of-centre and development proposals will need to satisfy the sequential test. The future role of Abbey Wood Retail Park is addressed under Policy CS25.</u></b>
<p><b><u>New investment in main town centre uses (as defined in PPS4) consistent with the NPPF will be directed into the town and district centres, consistent with the scale and function of the centre, reflecting the scale and function of the centre including making provision for 31,00034,000 sq.m. net of new comparison floorspace by 20246 to meet the needs of the communities in South Gloucestershire. This provision will be identified in the Sites and The distribution of this floorspace will be through the Policies, Sites and Places Development Plan Document or a replacement Core Strategy/Local Plan.</u></b></p> <p><b>Development in local centres/parades will be primarily to meet local needs only and of a scale appropriate to the role and function of the centre/parade and where it would not harm the vitality and viability of other centres.</b></p> <p><b>This will be achieved by:</b></p> <ul style="list-style-type: none"> <li>• <b>Identifying in the Sites and Policies, Sites and Places Development Plan Document or a replacement Local Plan/Core Strategy centre boundaries, primary shopping areas, shopping frontages, and development opportunities in accessible locations within and on the edge of centres;</b></li> <li>• <b>Encouraging retail, commercial, leisure and cultural development within a centre of an appropriate type and scale commensurate with its current or future function;</b></li> <li>• <b>Safeguarding the retail character and function of centres by resisting developments that detract from their vitality and viability and protecting against the loss of retail units;</b></li> <li>• <b>Applying the sequential approach when considering proposals for new town centre uses;</b></li> <li>• <b>Requiring impact assessments for edge-of-centre and out-of-centre proposals with a floorspace over 1,000 sq.m. gross;</b></li> <li>• <b>Encouraging convenient and accessible local shopping facilities to meet the day to day needs of residents and contribute to social inclusion.</b></li> </ul> <p><b>Shops and services, both in urban and rural areas, are also safeguarded from loss under Policy CS13 and policies in PPS4 the NPPF.</b></p> <p><b><del>A future development strategy for Cribbs Causeway, including The Mall, will be prepared in line with the Plan's Spatial Strategy and Policy</del></b></p>	

~~CS26. This may include the creation, and then designation, of a town centre to serve the proposed new communities. In the interim, proposals for new floorspace at The Mall will be considered against relevant national policies, the need for the development to maintain the vitality and viability of the Mall, the needs of the growing nearby population, the potential impact on the vitality and viability of other centres and other policies in the Core Strategy.~~

~~Development proposals at Cribbs Causeway and Longwell Green Retail Parks will be treated as out-of-centre locations and will need to satisfy the sequential test. The future role of Abbey Wood Retail Park is being addressed under Policy CS25.~~

- 9.22 This policy sits alongside the town centre and retail policies in the South Gloucestershire Local Plan, until these Local Plan policies are replaced by the Policies, Sites and Places DPD or a replacement Local Plan/Core Strategy and Policy CS13 (Non-Safeguarded Economic Development Sites). ~~In~~ addition the policies in PPS4 will also apply. These policies in these documents are aimed at protecting and strengthening the health and vitality of centres, recognising their important social function and sense of place, as well as safeguarding against the loss of shops and other services in centres and villages, including individual premises within the urban area, in recognition of their importance to the local community and the local economy. Policy CS14 is supported by the South Gloucestershire Town Centre and Retail Study. This Study sets out a strategy for the management and growth of centres over the plan period, including a the current centre hierarchy and identifies future retail floorspace requirements. Communities will also be empowered to shape the future of their town, district and local centres through opportunities presented by Neighbourhood Planning.
- 9.23 ~~Government policy in PPS4~~ National policy requires a network and hierarchy of ~~city, town, district and local centres~~ to be defined. Due to its settlement pattern, South Gloucestershire is characterised by a number of town centres. These centres, particularly the traditional older ones, are highly valued by their local communities for their heritage and functions. In addition to retail, all the centres provide, to a greater or lesser extent, a range of services and facilities including financial, community, leisure, employment and housing.
- 9.24 Over the past 20 years, retail expenditure has polarised towards the out-of-town retail parks, The Mall Regional Shopping Centre and freestanding stores. Partly as a consequence, the traditional centres have seen a decline in the proportion of shop frontages in retail use, with an increase in non-retail uses such as cafes, takeaways, and building societies etc. The role of the centres has become more focused upon meeting day to day convenience needs with comparison shopping comprising more of amenity goods such as chemist items, household hardware etc. Furthermore, a number of these centres do not offer the space for development or find it difficult to attract comparison retail investment. There is, therefore, a need to redefine the role and increase the competitiveness of certain centres to ensure they continue to meet the needs of the local community and maintain viability and vitality. Further out-of-town centre development will be carefully controlled to support this strategy.
- 9.25 In addition to existing centres, a new district centre will be created at Patchway with the development of Charlton Hayes, as an expansion of the

current local centre on Rodway Road. The classification of 'district' is in recognition that, unlike the town centres, the role of this centre will be more local. This classification will be kept under review. ~~Another district~~ A new centre is also proposed, potentially on land currently occupied by Sainsburys and B&Q off Great Stoke Way, to serve the new housing areas to be developed along the Ring Road in the Stoke Gifford/Filton area, UWE and nearby existing housing and employment areas. As part of the development and re-modelling of the area between Filton and the M32, a broader range of uses, including an element of retail, will be promoted at Abbey Wood Retail Park in line with its location adjacent to a main line rail station, major employment and housing areas, and away from the sale of bulky goods. The park will continue to be treated as out of centre for the purposes of national planning policy (see Policy CS25).

9.26 At Cribbs Causeway, development comprises The Mall, retail parks, free-standing stores and leisure development. New communities are to be developed in the area and will require ~~a new town centre. This town centre will be developed through Policy CS26 as part of the development strategy for the re-modelling of the Cribbs Causeway area. Until the development strategy has been prepared, some modest changes to the retail offer at The Mall will be considered acceptable to meet the changing needs of retailers and to maintain the viability of the Mall. Any other floorspace proposals in the Cribbs Cause area will be treated as out-of-centre development.~~ the provision of additional retail facilities. The Council will undertake a review of the scope for permitting some additional development at this location to support the Mall consistent with the need to maintain the vitality and viability of other centres. Additional provision will be delivered through the Policies, Sites and Places DPD or a replacement Local Plan/Core Strategy. Until this review is completed, any additional retail floorspace provision in out-of-centre locations will be considered against national policy guidance in the NPPF having regard for the sequential approach and retail impact tests.

9.27 In addition to the larger centres, there are 49 local centres/parades within the urban area and larger village settlements which meet the needs of local residents for everyday convenience goods and basic services within walking distance, thereby providing an essential and valuable service. New local centres will be created to serve the strategic housing areas referred to in the Strategy for Development. There are also a significant number of smaller village shopping centres and local shops throughout the district.

**Table 3 - Local Centres and Parades**

Communities of the Bristol North Fringe			
1.	Gloucester Road North	7.	Gloucester Road, Patchway
2.	Filton Avenue (Nos. 508-550 & 551-557)	8.	Kingsway, Little Stoke
3.	Filton Avenue (at junction with Conygre Rd)	9.	Chelford Grove, Patchway
4.	Station Road, Filton	10.	Ratcliffe Drive, Stoke Gifford
5.	The Parade, Coniston Road, Patchway	11.	Peartree Road, Bradley Stoke
6.	Coniston Road, Patchway	12.	Webbs Wood Road, Bradley Stoke

<b>Downend/Hanham/Kingswood/Staple Hill</b>			
13.	Baugh Gardens	26.	Oldland Common Village
14.	Burley Grove	27.	Poole Road, Soundwell
15.	Cleeve Wood Road, Downend	28.	Pound Road, Kingswood
16.	Dibden Road, Mangotsfield	29.	Quakers Road Parade, Downend
17.	Ellacombe Road, Longwell Green	30.	Soundwell Road, Kingswood
18.	High Street, Hanham	31.	Station Road, Kingswood
19.	Holly Hill Road	32.	Stockwell Drive, Mangotsfield
20.	Longwell Green Parade, Bath Road	33.	Tibberton, Kingswood
21.	Mangotsfield Village (St James Place, St James's St, Cossham St)	34.	Warmley Village (Deanery Road, High St, Stanley Rd, Tower Rd North)
22.	Memorial Road, Hanham	35.	Westbourne Road Parade, Downend
23.	New Cheltenham Road, Kingswood	36.	Westcourt Drive, Oldland Common
24.	Newton Road/School Road, Cadbury Heath	37.	Westons Way, Kingswood
25.	North Street/Pleasant Street/Victoria Street		
<b>Thornbury</b>			
38.	Oakleaze Road		
<b>Winterbourne/Frampton Cotterell</b>			
39.	Lower Stone Close, Church Road and Woodend Road, Frampton Cotterell	41.	Bradley Avenue, Winterbourne
40.	Flaxpits Lane, Whitegates and High Street, Winterbourne	42.	Park Avenue, Winterbourne
<b>Yate &amp; Chipping Sodbury</b>			
43.	Abbotswood Shopping Centre	47.	Cranleigh Court Road
44.	Brimsham Park, Yate	48.	Firgrove Crescent
45.	Heron Way	49.	Westerleigh Road Stores
46.	Wellington Road		

9.28 Beyond existing commitments, the Town Centre and Retail Study ~~did~~does not identify any requirement for convenience floorspace, although it ~~did~~does recognise that further floorspace ~~was~~is justified where this addresses a shortfall in provision in a local area (see Policy CS30 which identifies a new food store in Chipping Sodbury). By contrast, after taking account of commitments, a shortfall in comparison floorspace ~~was~~is identified for the period ~~2016 – 2021 of 31,000~~2011 – 2026 of 34,000 sq.m. net. The ~~Sites and Policies, Sites and Places Development Plan Document or a replacement Local Plan/Core Strategy~~ will distribute ~~this~~ floorspace between ~~town and~~

~~district~~ the various centres, identify sites, define town centre and primary retail area boundaries and define primary and secondary frontages.

- 9.29 ~~PPS4~~ National policy requires an impact assessment for any edge-of-centre or out-of-centre proposal over a floorspace threshold of 2,500 sq.m. gross unless a local lower threshold is set. This national threshold does not allow for the situation in South Gloucestershire where centres are relatively small, there is a dominance of out-of-town floorspace, particularly for retail, and a number of the centres are experiencing reduced vitality. As a consequence, smaller developments can, on their own or cumulatively, have a significant impact on existing centres and the threshold, therefore, is lowered to 1,000 sq.m gross to reflect this.

### **Delivery**

- 9.30 This policy will be delivered through the development management process. ~~The distribution of the comparison floorspace between centres and the identification of sites for this new floorspace will be set out in~~ and developed further through the Sites and Policies, Sites and Places DPD or through a replacement Local Plan and through neighbourhood planning.