

BRISTOL CORE STRATEGY EXAMINATION INSPECTOR'S HEARING AGENDA

Agenda for Issue 5 – Retail and centres (Tuesday 29 June)

5.1 Policy BCS7

1. The recently published *South Bristol Retail and Centres Study* (CDE94) appears to support the identification and role in the hierarchy of the centres in South Bristol identified in Policy BCS7. Is this correct?

2. How does the Core Strategy adequately fulfil its role to ensure that the Local Development Framework will set out a strategy for the management and growth of centres and make appropriate choices about which centres will accommodate any identified need for growth in town centre uses (PPS4 Policy EC1.3 and EC3.1)? Will the choices made in the Site Allocations and Development Management DPD be informed by evidence on future retail floorspace needs?

3. The hierarchy of centres in policy BCS7 refers to the town centres of Kingswood and Staple Hill and local centres outside the City boundary. Should the Core Strategy identify the importance (or otherwise) of these centres for local people in parts of the City; identify and define any parts of those centres which extend into the City; and/or highlight joint working to ensure that these centres serve their whole catchments? If so, should these centres be shown on the Key Diagram?

4. The Core Strategy replaces Local Plan policy S2 in which Two Mile Hill Road is identified as a centre. Unless the Core Strategy identifies Two Mile Hill Road adjoining Kingswood Town Centre as a part of that centre (or more generally that Kingswood Town Centre extends into the City) what would be justification for the retention of the Secondary Shopping Frontage designation on the Proposals Map? There would be no extant policy hook to justify designation of a shopping frontage in the emerging SADM. This matter may need to be discussed as part of a new separate session on the possible implications for the Proposals Map of the superseding of various Local Plan policies by the Core Strategy.

5. In policy BCS1 is the reference to *shop uses* predominating in the designated shopping areas of City and Town Centres justified and is it consistent with the definition of primary frontage in PPS4 Annex B as likely to *include a high proportion of retail uses*?

5.2 City centre expansion and gateways

6. Are the 2 areas selected for enlargement of the City Centre the most appropriate in all the circumstances and is sufficient guidance provided for effective progression of the proposals in the City Centre AAP?

7. What is the aim of referring to *continued improvement* at city centre gateways? Improvement of, and for, what? The Newfoundland Street area will be a future entry point to the expanded city centre - should it be identified as a future gateway?

5.3 South Bristol

8 Will the coordination of regeneration in South Bristol be effective without the Core Strategy providing a steer as to whether there will be a new centre in the area and if so its broad location? Why would any such new centre not be a key location for proposed office development in South Bristol (as suggested in the Council's statement Issue 5.3 paragraph 7) given that offices are a main town

centre use identified in PPS4?

9. If a new centre were to be proposed in Knowle West, other than directly at Filwood Broadway, the implications of the assessment in the *South Bristol Retail and Centres Study* (CDE94) is that the existing centre would most likely cease. If that were to be the case would it conflict with the identification and protection of that centre in BCS7? If so, should not this potential change be accommodated within the policy?

10. If there were to be delay in progression of the Examination because of the uncertainty arising from the planned abolition of the RSS and possible consequential changes required to the Core Strategy, would the Council be able to provide any greater clarity on the possibility of and likely location of a new centre?

End of session

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18 June 2010