

## Chapter 3c. Planning for Town Centres

### Appendix 1 - Town Centre and Primary Shopping Area Boundary Updates

#### **What do the maps in this appendix show?**

These maps show our proposed updates to the boundaries of South Gloucestershire's 12 town centres, and the primary shopping areas within them. A summary of updates is given for the proposed changes. The boundaries and retail designations from our existing local plan are also shown for comparison.

For more information on this we recommend you read [Chapter 3c: Town Centres](#). This includes, in reference to future growth needs, why there are no proposed retail designations.

You can view and comment on the proposed boundaries in our Interactive Map [here](#).

#### **What is this all about?**

National planning policy requires us to define a network and hierarchy of town centres, as well as their boundaries and the boundary of the primary shopping area within each centre. Our new local plan will then have policies covering which uses should be allowed for within those boundaries, and policies that prioritise town centres.

We are seeking your views on the following boundaries for each of our 12 town centres:

- **Proposed Primary Shopping Area boundary**

A primary shopping area is the core of a town centre.

While this can include other main town centre uses, it is most suitable for shops selling food, drink, clothing, and household goods, including larger shops.

Planning policies direct new, and particularly larger shops, to the primary shopping area to help the town centre stay viable.

- **Proposed Town Centre boundary**

The town centre boundary is the full extent of the town centre.

It is the area where other main town centre uses, such as restaurants, cinemas, and offices, are suitable.

#### **Planning Status**

The proposed boundaries shown on this map are part of our Phase 3 (Regulation 18) consultation, are not 'adopted', and carry limited weight in determination of any planning application until the new Local Plan is adopted.

# Yate

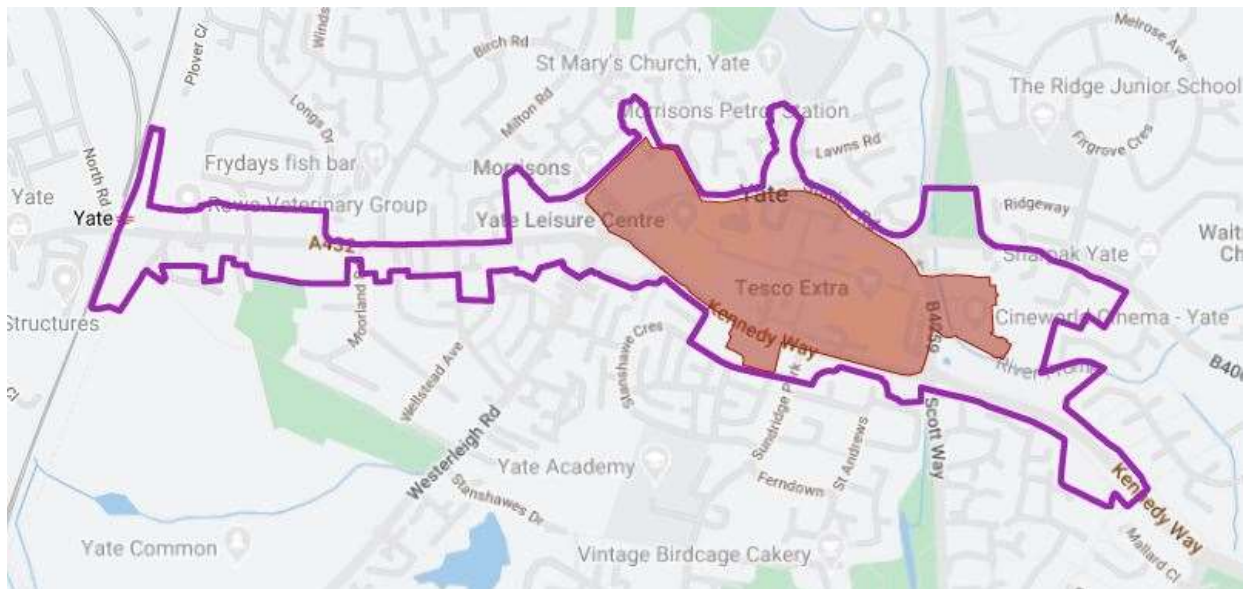
## Existing Boundaries



Existing Primary Shopping Area

Existing Town Centre boundaries

## Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries

## Existing and Proposed Boundaries



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries

## Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Removed residential only areas at town centre edge</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Updated to reflect built Riverside Retail Park</li> <li>Extended to south to include supermarket/ surgery/ pharmacy</li> <li>Minor boundary updates</li> </ul>

# Chipping Sodbury

## Existing Boundaries



Existing Primary Shopping Area

Existing Town Centre boundaries

## Proposed Boundaries

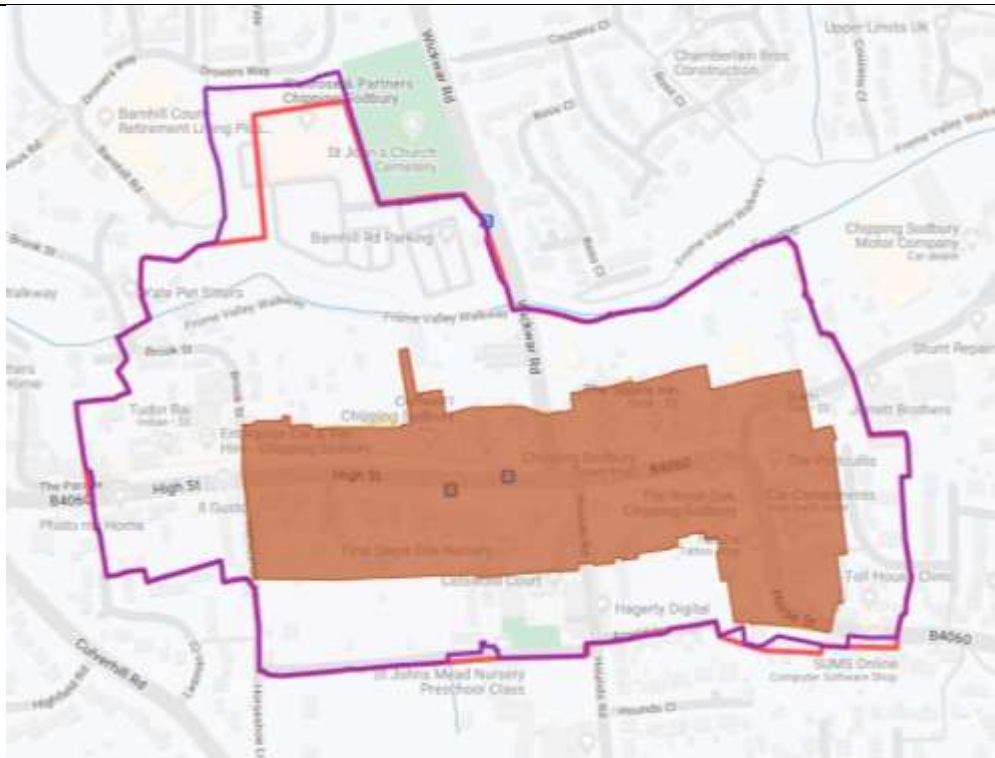


Proposed Primary Shopping Area

Proposed Town Centre boundaries



**Existing and Proposed Boundaries**



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries

**Summary of Updates**

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Updated to reflect built supermarket to north</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Minor boundary updates</li> </ul>

# Thornbury

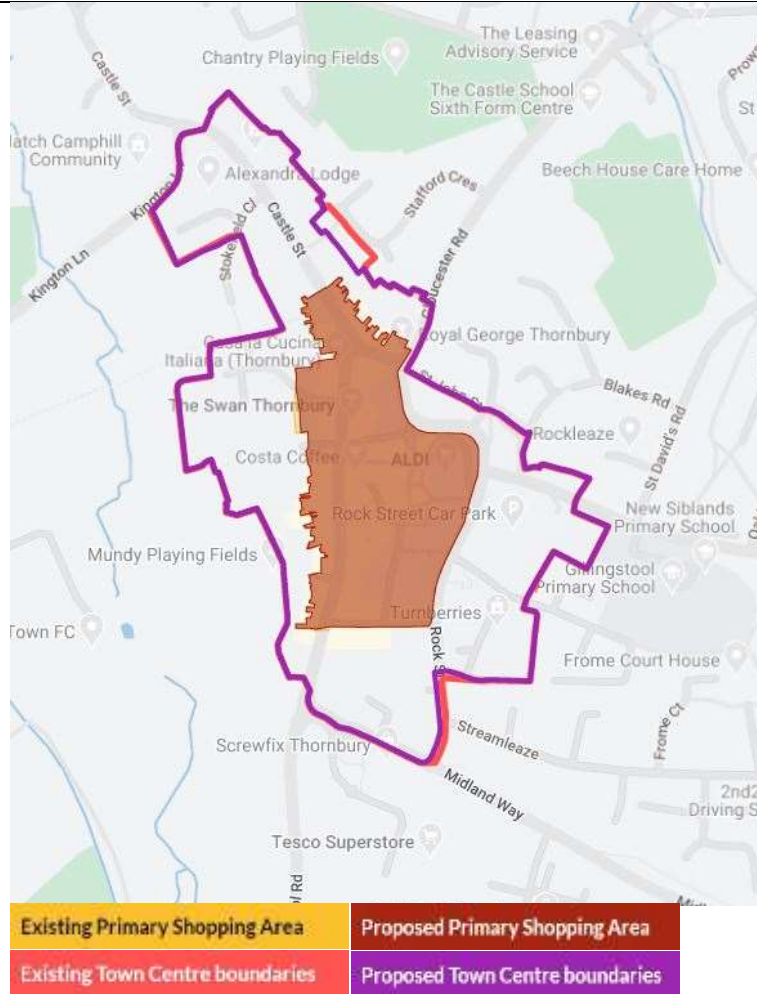
## Existing Boundaries



## Proposed Boundaries



## Existing and Proposed Boundaries



### Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Removed residential only area at town centre edge</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Minor Boundary Updates</li> </ul>

# Patchway

## Existing Boundaries



Existing Primary Shopping Area

Existing Town Centre boundaries

## Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries



**Existing and Proposed Boundaries**



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries

**Summary of Updates**

<b>Town Centre</b>	<b>Primary Shopping Area</b>
<ul style="list-style-type: none"> <li>Updated to reflect built Charlton Hayes development</li> <li>Removed residential only areas at town centre edge</li> <li>Minor Boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Updated to reflect current retail uses</li> </ul>

# Bradley Stoke

## Existing Boundaries

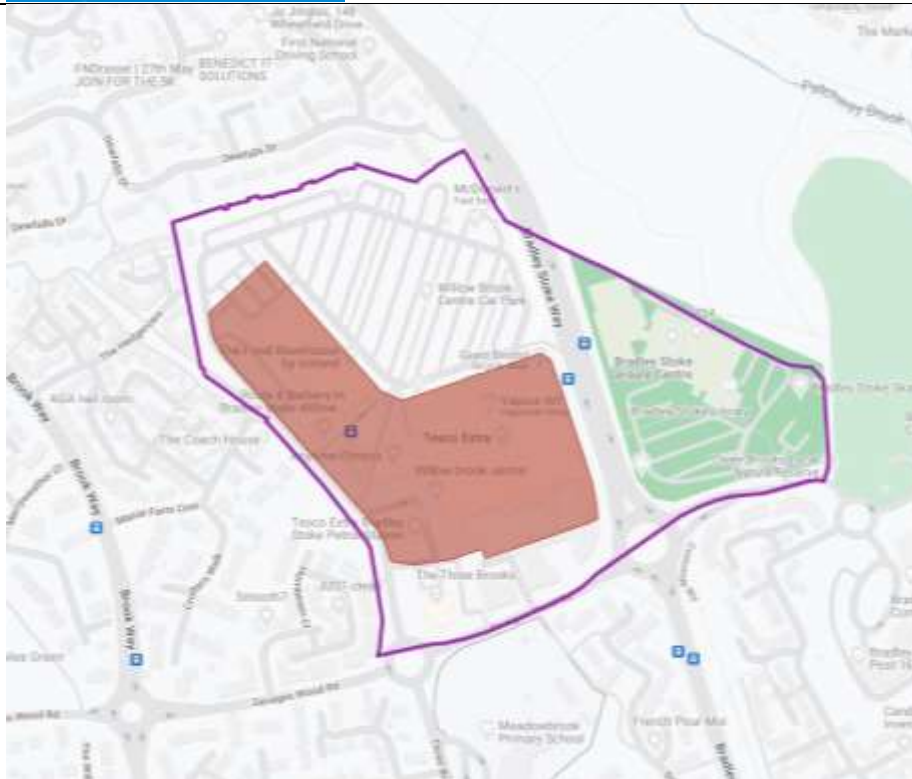


Existing Primary Shopping Area

Existing Town Centre boundaries

Existing Retail Designations

## Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries

**Existing and Proposed Boundaries**



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries
Existing Retail Designations	

**Summary of Updates**

<b>Town Centre</b>	<b>Primary Shopping Area</b>
<ul style="list-style-type: none"> <li>• Removed land to west developed for housing</li> <li>• Removed areas of road at town centre edge</li> <li>• Minor Boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>• Updated to reflect approved Willow Brook extension</li> <li>• Removed retail designation</li> <li>• Minor boundary updates</li> </ul>

# Filton

## Existing Boundaries



Existing Primary Shopping Area

Existing Town Centre boundaries

## Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries



**Existing and Proposed Boundaries**



**Summary of Updates**

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Removed residential only area to northern edge</li> <li>Extended to include skateboard park</li> <li>Extended to Pegasus House/ Filton House land parcel boundary (Error correction)</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Minor boundary updates</li> </ul>

# Stoke Gifford

## Existing Boundaries



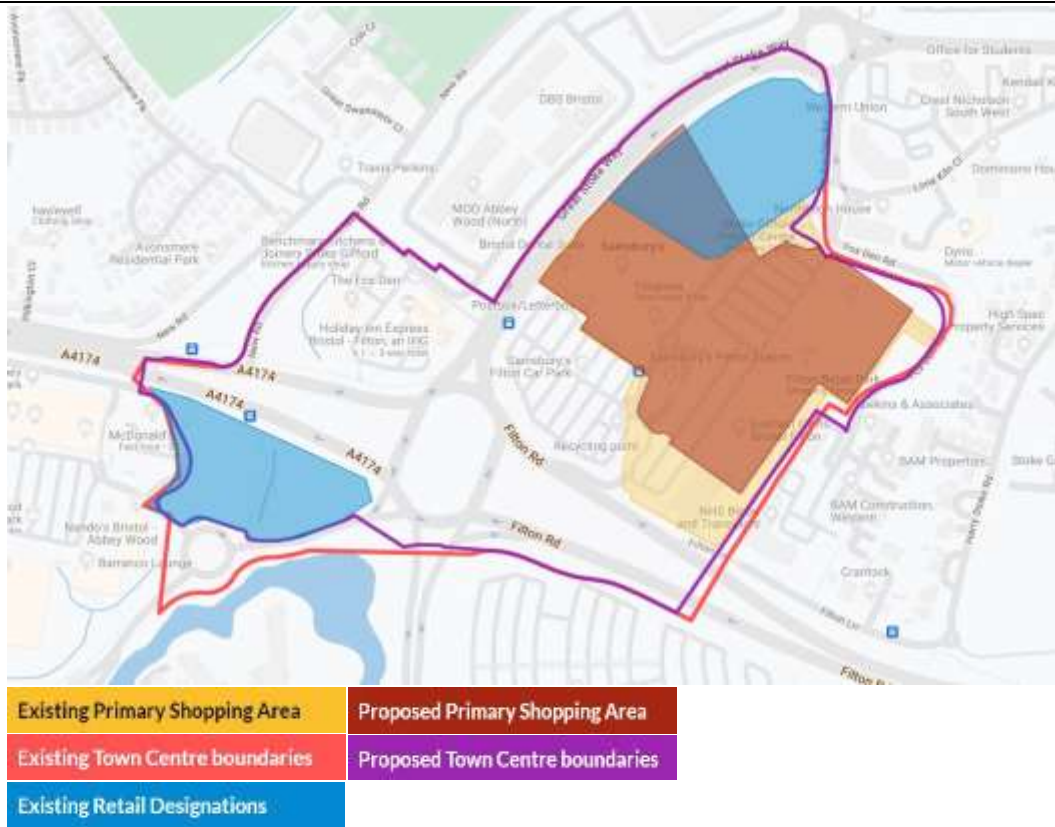
- Existing Primary Shopping Area
- Existing Town Centre boundaries
- Existing Retail Designations

## Proposed Boundaries



- Proposed Primary Shopping Area
- Proposed Town Centre boundaries

## Existing and Proposed Boundaries



### Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Removed areas of road at town centre edge</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Removed approved student housing site to south</li> <li>Removed retail designations</li> <li>Extended to include approved supermarket to north</li> <li>Minor boundary updates</li> </ul>

# Emersons Green

## Existing Boundaries



- Existing Primary Shopping Area
- Existing Town Centre boundaries

## Proposed Boundaries



- Proposed Primary Shopping Area
- Proposed Town Centre boundaries



## Existing and Proposed Boundaries



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries

### Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Extended to west to include vets</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Removed car park area</li> <li>Minor boundary updates</li> </ul>

# Downend

## Existing Boundaries



- Existing Primary Shopping Area
- Existing Town Centre boundaries

## Proposed Boundaries



- Proposed Primary Shopping Area
- Proposed Town Centre boundaries

**Existing and Proposed Boundaries**



**Summary of Updates**

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Removed residential only areas at town centre edge</li> <li>Removed dentist at town centre edge</li> <li>Removed road at town centre edge</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Minor boundary updates</li> </ul>

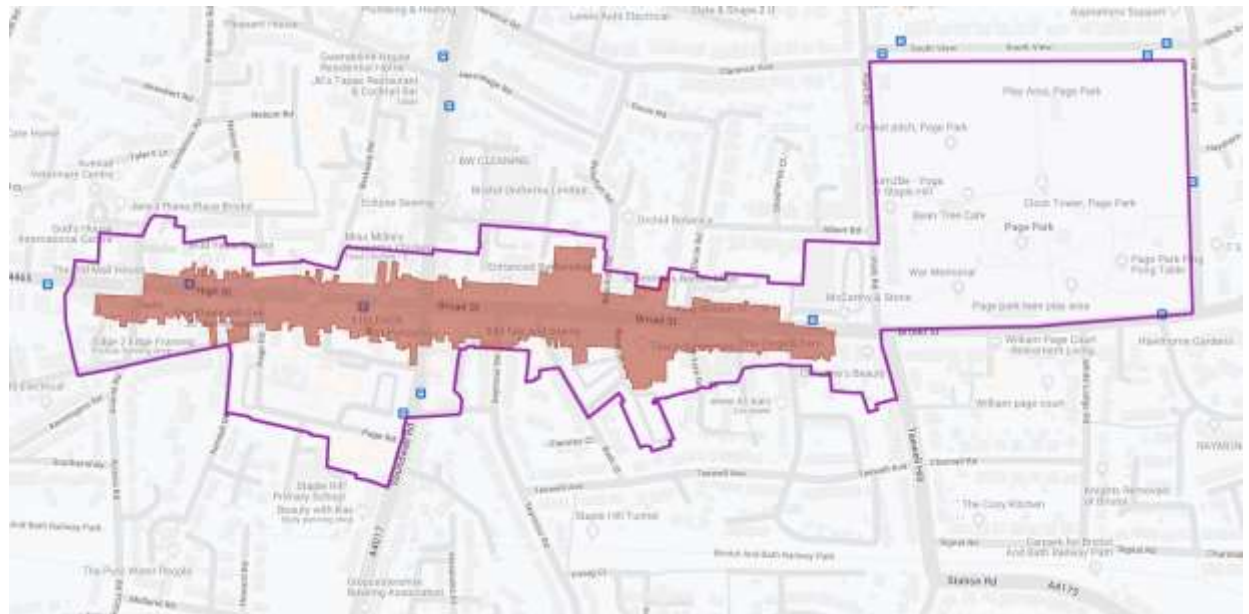
# Staple Hill

## Existing Boundaries



- Existing Primary Shopping Area
- Existing Town Centre boundaries

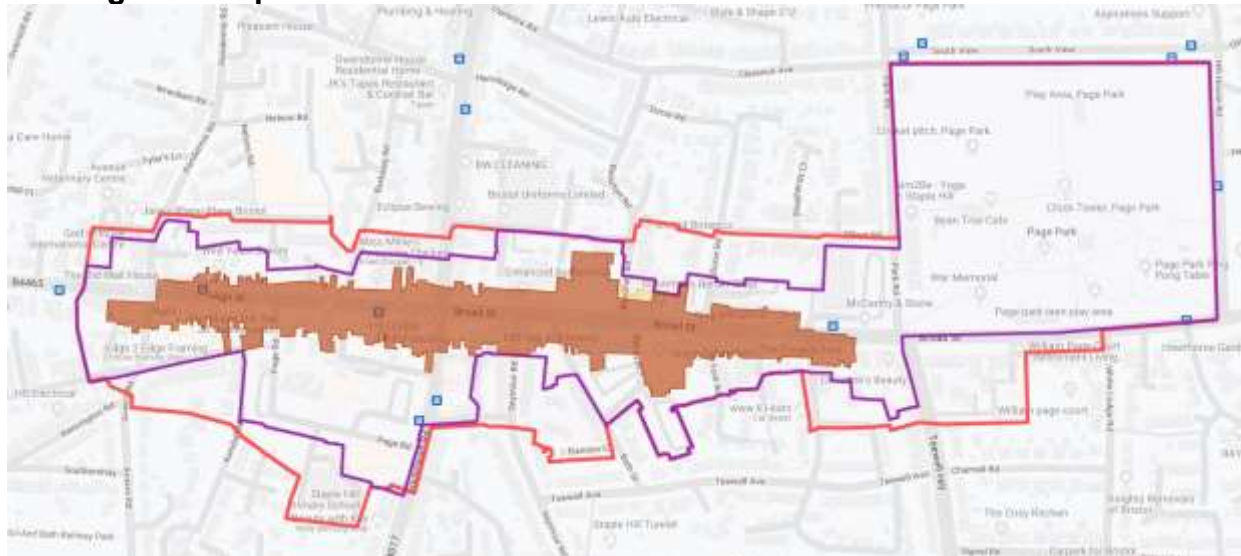
## Proposed Boundaries



- Proposed Primary Shopping Area
- Proposed Town Centre boundaries



## Existing and Proposed Boundaries



Existing Primary Shopping Area

Proposed Primary Shopping Area

Existing Town Centre boundaries

Proposed Town Centre boundaries

### Summary of Updates

#### Town Centre

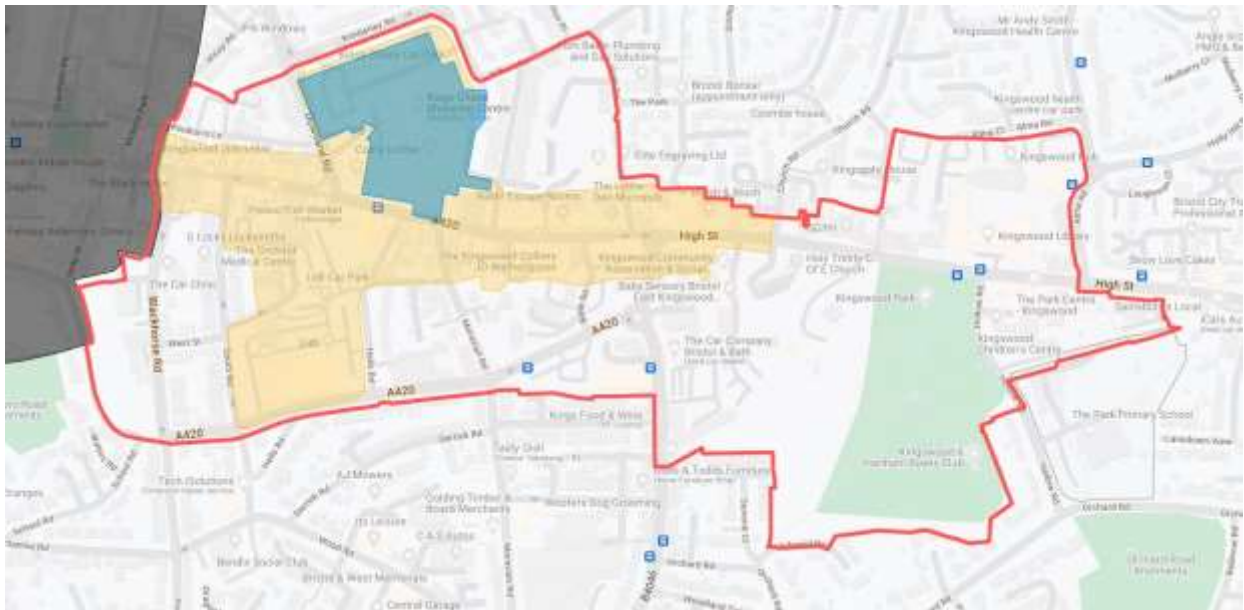
- Removed residential only areas at town centre edge
- Removed school at town centre edge
- Minor boundary updates

#### Primary Shopping Area

- Minor boundary updates

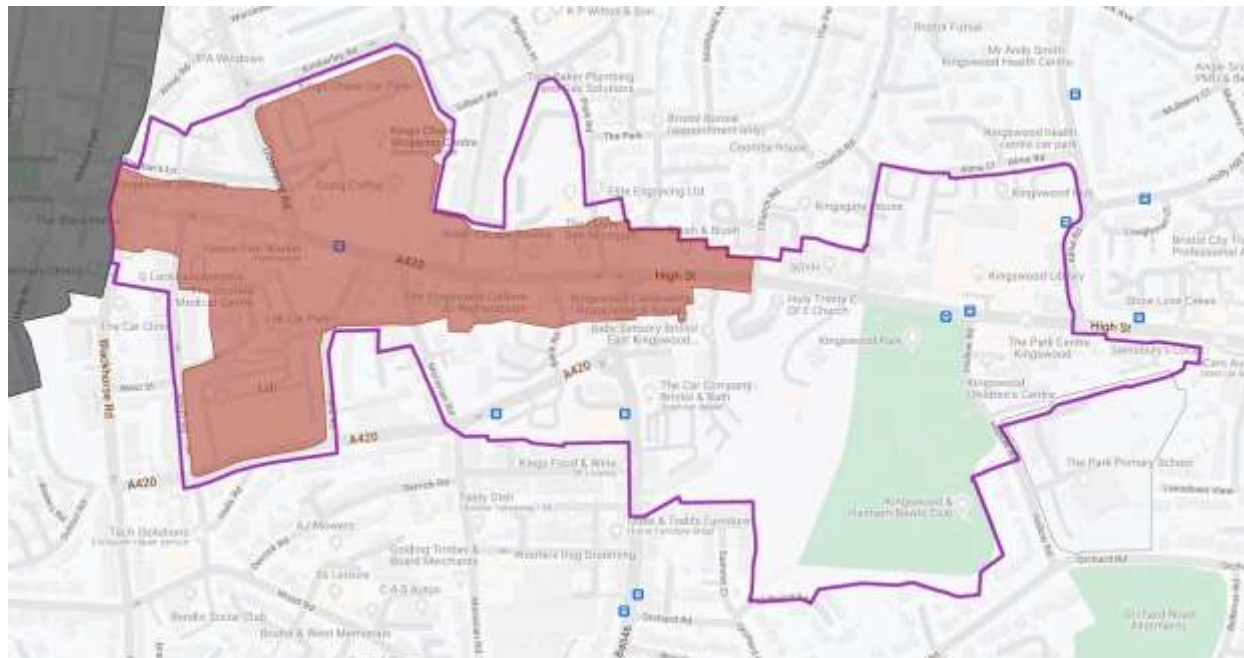
# Kingswood

## Existing Boundaries



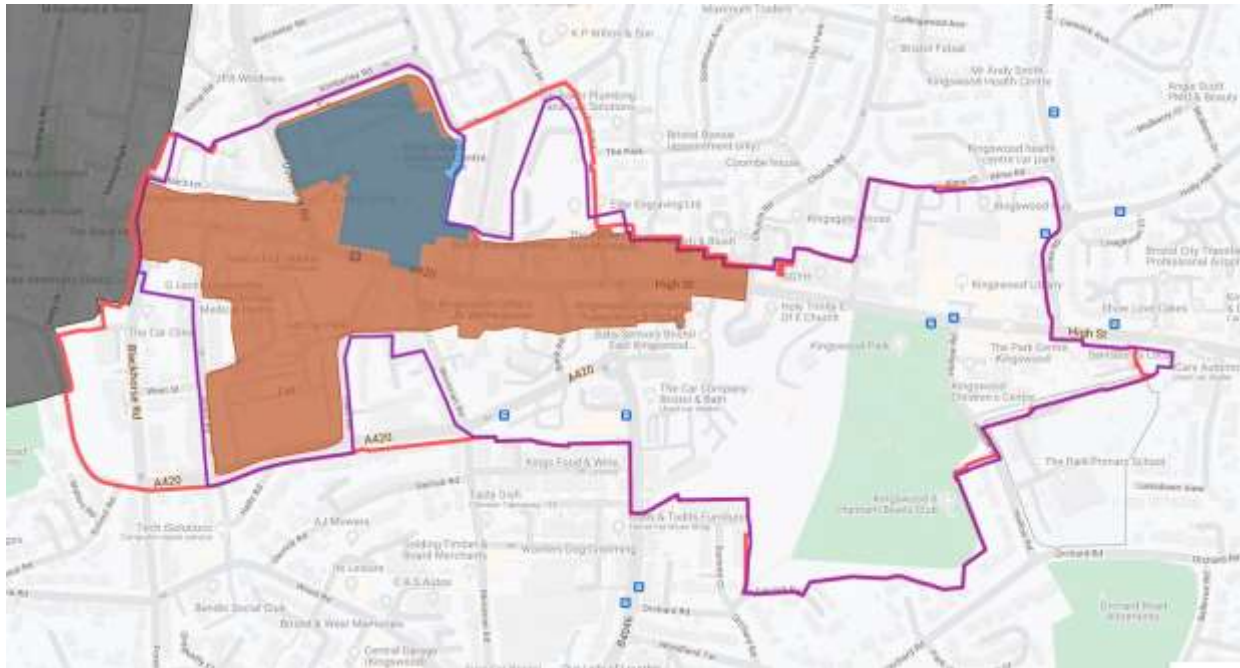
- Existing Primary Shopping Area
- Existing Town Centre boundaries
- Existing Retail Designations

## Proposed Boundaries



- Proposed Primary Shopping Area
- Proposed Town Centre boundaries

## Existing and Proposed Boundaries



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries
Existing Retail Designations	

### Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Removed residential only areas at town centre edge</li> <li>Extended to east to include supermarket</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Removed Retail Designation</li> <li>Minor boundary updates</li> </ul>

### Important Note

*Kingswood proposed western boundaries align with administrative boundary between South Gloucestershire Council and Bristol City Council*



# Hanham

## Existing Boundaries



Existing Primary Shopping Area

Existing Town Centre boundaries

## Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries



## Existing and Proposed Boundaries



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries

## Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> <li>Removed former Kleeneze site as supermarket consent expired</li> <li>Removed residential only areas at town centre edge</li> <li>Extended to east to include supermarket and other retail uses</li> <li>Minor boundary updates</li> </ul>	<ul style="list-style-type: none"> <li>Removed former Kleeneze site as supermarket consent expired</li> <li>Updated to reflect current retail uses</li> <li>Minor boundary updates</li> </ul>