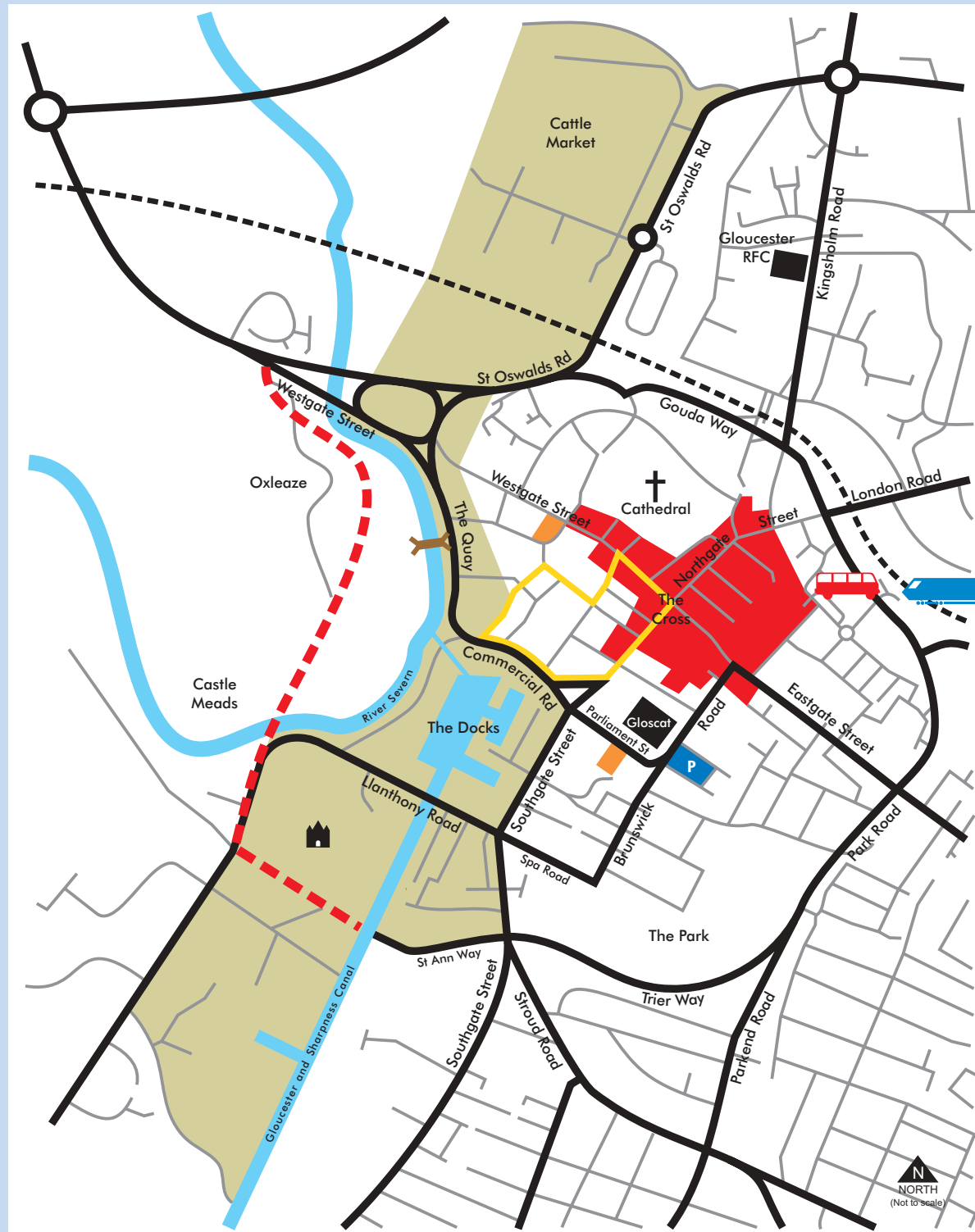


Issues

C1. The Primary Shopping Area should be the city's main retail focus. Within this area shops should be protected against changes to other uses. The Primary Shopping Area will be extended to include Blackfriars after it has been completed. But should it include other areas or is it big enough already? Has the central area got enough shops, does it need more big stores or perhaps a wider variety of shops? If it needs more shops, which direction do you think the shopping area should expand into? Possibilities include Westgate Island, the Cattle Market, the bus station area, Barton Street, the Docks and the Quay.

C2. Mixed use developments help to create interest and activity at different times of the day across the central area. Some parts of the central area have a bias towards certain uses. There are some areas that are mainly housing, for example near the Cathedral and around the Park, while there are many offices around the bus and railway stations. Should new mixed use developments reinforce the existing mix and character of the area? For instance, more offices near the bus and railway stations would be accessible to commuters. The waterside locations on the west side of the centre offer an attractive opportunity for high density housing and mixed use schemes, extending the existing mainly residential areas. Is this a good idea? Some uses, such as night clubs and licensed bars, may disturb people living in the central area. Is there a need to concentrate these late night uses in some areas and not others? Should more evening uses be encouraged into the central area to add vitality outside normal shopping hours? Should there be more hotels in the central area?

C.3 Few houses have been built in the central area in recent years, although there are several sites for mixed use including housing in the current Local Plan (these are shown on the plan in the Housing Issues Paper). The attractiveness of the waterside locations in the central area offers tremendous potential to create a high quality living environment close to all of the centre's amenities. With additional links over the river, there would also be easy access to the open countryside. A suggested area for significant new housing development is shown on the plan. What type of housing and environment do you think people would like to live in? Would three or more storey flats in lively mixed use areas that include shops, offices and restaurants be popular? Or would mainly housing areas with family houses and gardens be better? Should we aim to have both?



Issues (continued)

C.4 Over time, fewer people are expected to commute to the central area by car, so the need for long stay car parking should reduce. Long stay car parks could slowly be changed to short stay for shoppers. Do you think this is a good idea? Should some car parks close altogether? The surface car park at St. Michael's Square, for example, could be given over to public open space, restoring an historic square. Also, private staff car parks encourage office workers to drive into the central area. Do you think that we should encourage the redevelopment of private car parks? Should we set a target for reducing the number of people commuting by car into the central area?

C5. Do you think it would be realistic to reduce residential parking in the central area so that houses and flats share parking spaces rather than each have their own? Would it be a good idea to provide residents' parking in supervised public car parks?

C6. Better walking and cycling routes are important to encourage people to use the central area without a car. Which pedestrian routes are the most important? Where do you think cycle parking should be provided? Where should new cycle routes go?

Key

-  Possible sites for housing
-  Possible area for mixed use development including a significant proportion of housing and retention of open spaces
-  Possible redevelopment of St Michael's Square car park for open space
-  Primary Shopping Area
-  Blackfriars
-  Railway station
-  Bus station
-  Planned new roads
-  Possible new footbridge
-  Llanthony Priory