

Shopping Issues Paper

People shop for many reasons. Sometimes it's only to get a loaf of bread from the local shop; other times it's a day out to the central area to compare the latest fashions, to meet friends and to have lunch.

Government policy is to cut down traffic congestion and pollution from cars. It also wants everyone to be able to get to the shops, not just those who have a car. So the government wants new shops in places where they are easy and quick to get to by walking, cycling, or public transport. The huge out-of-town shopping malls that can only be reached by car are now firmly discouraged and retailers are expected to be flexible and try to fit their shops into existing centres, rather than build sheds with large car parks.

We need to ensure that we have a thriving central area full of a wide range of quality shops that attract people from all over the county and beyond. A central area that is easy to get to not only by public transport, but also by walking and cycling. The Central Gloucester Issues Paper looks at how shopping in the central area can be expanded.

At the same time, we need to have enough district and local centres that provide everyday goods and community facilities. This is so that people do not have to use cars or buses to get the central area to buy, say, a pair of childrens shoes. We believe more district centres may be needed so that they are easier to get to. We don't think that there are suitable sites available at the moment for new ones. If we are to develop new district centres then we may need to take land from housing or other uses, or open spaces.

Our approach in the district centres has been to allow the small shops to sell what they want. However, we have only let large units sell food and bulky items like 'fridges because of fears of competition with the central area. It may be a good idea to let large shops in district centres sell a wider range of everyday goods. These could include childrens' clothes and shoes. However, we would still need to ensure that district centres don't compete with the central area.

The plan overleaf identifies some issues affecting shopping provision in the city. We would like to hear your views on these issues and any others that you think are important.

Other Plans

The Council is preparing two other plans, the City Plan and the Corporate Development Plan:

- The City Plan will set out a general vision of the city's future over the next 10 to 20 years. This is being done in partnership with local community groups and other agencies. A draft City Plan is expected to be available for public consultation in June 2000.
- The Corporate Development Plan reflects the new agenda of the government. It has six key policy objectives: fairness, sustainable development, community safety, healthy living, learning and aspiration, and modern local government.

Consultation and Participation

We will be holding exhibitions and informal meetings around the city. Come along and have a chat about what the Local Plan could mean for you. The dates and locations are set out below. All exhibitions will be attended by staff and informal meetings will be held in the evenings.

Exhibitions	Date
• Eastgate Shopping Centre	May 8th-12th (9-5.30pm)
• Sainsbury, Barnwood	May 15th-19th (9-5.30pm)
• Safeway, Abbeydale	May 22nd-26th (9-5.30pm)
• Asda, Bruton Way	May 30th-June 2nd (9-5.30pm)
• Tesco, Quedgeley	June 5th-9th (9-5.30pm)
• Eastgate Shopping Centre	June 12th-16th (9-5.30pm)
• Herbert Warehouse Reception	May 8th-June 16th (9-5pm)

Informal Meetings	Date
• North Warehouse, The Docks	May 11th (6-8pm)
• Matson Neighbourhood Project, Matson Lane	May 18th (6-8pm)
• Longlevens Community Centre, Church Rd	May 25th (7-9pm)
• Barton Community Centre, Conduit St	June 1st (6-8pm)
• Quedgeley Community Centre, School Lane	June 8th (6-8pm)
• Hucclecote Community Centre, Hucclecote Rd	June 13th (6-8pm)

There will also be 'topic' meetings for residents, landowners, developers and other interested parties to discuss issues in a little more depth. These will be held in the Council Offices, North Warehouse at The Docks. The dates for these are set out below with all meetings starting at 6pm and ending at 9pm.

Topic Meetings	Venue	Date
• Housing/Employment	Ctte. Room 1	May 9th
• Central Gloucester/Shopping	Ctte. Room 1	May 16th
• Travel and Accessibility	Civic Suite	May 23rd
• Green Areas	Ctte. Room 1	June 7th

Comments and Contacts

All comments on the Issues Papers should be made in writing to: **Head of Planning Services, Gloucester City Council, Herbert Warehouse, The Docks, Gloucester, GL1 2EQ,** by Friday 16th June at the latest.

You may use the comment form provided or write a letter. You can comment by e-mailing localplan@gloucester.gov.uk or use the talkback facility on the Council's website www.gloucester.gov.uk

When the consultation period has ended, all comments on land use issues will be considered by the Council in preparing the draft Local Plan. We intend to get the draft Local Plan 'on deposit' in April 2001 and this will be the next stage for public comment. For further information please call the Local Plan Team on 396831.

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 如果你希望我們把這份單張翻譯為中文，請致電 01452 396909

Local Plan Review Shopping Issues Paper



The Local Plan shows where new development should go. It identifies sites for new homes, businesses and shops. At the same time, it also protects the best parts of our city. The Local Plan is being reviewed to guide development for the next decade and we have produced several Issues Papers for you to comment on (Overall Strategy, Central Gloucester, Shopping, Housing, Employment, Green Areas, Travel and Accessibility). This is your chance to say how Gloucester should be planned over the next ten years.

The government sets the framework for local plans. New development must be sustainable: what we do today should leave our children with a better environment. So we need to protect our green spaces by building on previously developed land as far as possible. We need to put jobs, homes, and shops close together so that people do not have to make expensive trips which cause traffic congestion and pollution. And we need to revitalise central Gloucester as a place open to everyone to live, work and enjoy themselves.

What we mean by...

Primary Shopping Area: the sole 'high order' centre, containing the widest variety of comparison shops (located around the Cross) serving the whole city and beyond, and easily accessible by rail, bus, cycling and walking.

District Centres: 'middle order' centres, containing a superstore (or large supermarket) and a wide mix of convenience shops, offices, restaurants and cafés and community facilities serving suburban areas, and accessible by bus, cycling and walking.

Local Centres: 'low order' centres, containing groups of small shops, offices, and community facilities serving neighbourhoods and meeting everyday needs, and accessible by bus, cycling and walking.

Issues

S1. You may feel that you live too far away from a local or district centre. More may be needed. What do you think?

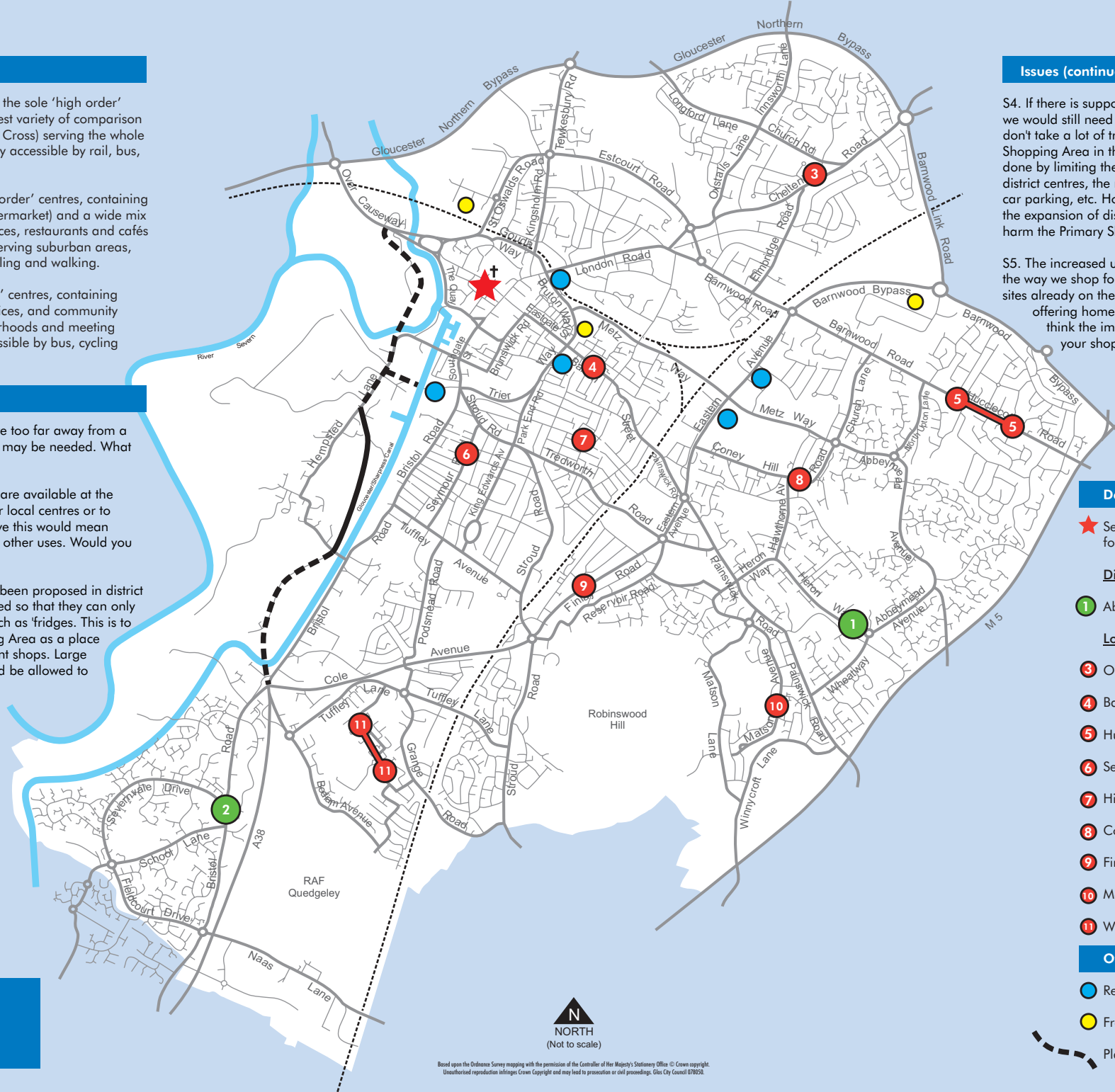
S2. We don't think that sites are available at the moment to expand district or local centres or to develop new ones. To achieve this would mean taking land from housing or other uses. Would you be in favour of this?

S3. When large shops have been proposed in district centres they have been limited so that they can only sell food and bulky items such as 'fridges'. This is to protect the Primary Shopping Area as a place to compare goods in different shops. Large shops in district centres could be allowed to sell a wider range of everyday goods, including childrens' clothes and shoes. This is so that people do not have the extra cost of travelling into the centre when they need to buy a pair of jeans for their child. Do you think that this is right?

Issues (continued)

S4. If there is support for expanding district shopping we would still need to make sure that district centres don't take a lot of trade away from the Primary Shopping Area in the centre of town. This could be done by limiting the size and number of stores in district centres, the range of goods sold, the amount of car parking, etc. How do you think we can best control the expansion of district shopping so that it doesn't harm the Primary Shopping Area?

S5. The increased use of the Internet could influence the way we shop for things. There are many shopping sites already on the web, and some supermarkets are offering home delivery services. What do you think the impact of new technology could be for your shopping habits?



Designated Shopping Centres

★ See 'Central Gloucester Issues Paper' for Primary Shopping Area boundary

District Centres

- 1 Abbeymead
- 2 Quedgeley

Local Centres

- 3 Old Cheltenham Road
- 4 Barton Street
- 5 Hucclecote Road
- 6 Seymour Road
- 7 High Street
- 8 Coney Hill Parade
- 9 Finlay Road
- 10 Matson Avenue
- 11 Windsor Drive

Other Major Shops

- Retail Warehousing
- Freestanding Food Superstores

--- Planned new roads

