

**Our Ref: JCG21333**

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**Date: 6<sup>th</sup> February 2017**

Verity Britton – Programme Officer  
South Gloucestershire Policies, Site and Plan Examination  
PO Box 299  
Civic Centre  
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Kingswood  
Bristol, BS15 0DR

Dear Sir/Madam,

**KINGS CHASE SHOPPING CENTRE, KINGSWOOD  
REPRESENTATIONS TO POLICIES, SITES AND PLACES PLAN: EXAMINATION**

I write on behalf of my client, Steamrock Capital, in relation to the Policies, Sites and Places Plan: Plan (June 2016) Examination due to take place in February 2017. This letters follows Representations sent to South Gloucestershire Council in August 2016 and should be read alongside that submission.

As background to involvement from Steamrock Capital, the current position is that the property is in Receivership (the owners are in liquidation) and the lender has appointed Steamrock Capital as Asset Managers to run the asset on their behalf.

Steamrock has development aspirations to improve the existing shopping centre, and create new town centre units to replace the existing concrete car park structure. The development proposals would contribute towards the Council's objectives for Kingswood Town Centre, and accord with the PSP policies PSP31 and PSP33.

**Site location and description**

The site relates to the surface level car park and multi-storey car park which serve Kings Chase shopping centre within Kingswood town centre. The shopping centre comprises a range of retail tenants including major high street brands, and is anchored by Sainsbury's and Wilkinsons, in addition to a range of smaller retail units. The shopping centre dates from the 1960s, and comprises primary retail frontage. Adjacent uses are predominately of a retail and commercial nature along the High Street. The site is bound to the north, east and west by residential properties. The site has vehicular access from Kimberley Road to the north.

**Planning history**

The site has an extensive planning history, largely relating to the retail units, including shop front and advertising applications.

Of most relevance, planning permission was granted in 2012 (LPA reference PK11/1951/F) for the erection of 2 no retail units on two floors with 12 no. Self-contained flats above together with associated works. The permission was granted subject to a Section 106 Agreement.

Further notable planning applications include:

- K.442 – Construction of surface car park and 3 storey car park to provide 451 parking spaces – January 1975
- P86/4280 – Refurbishment of existing centre including new glazed roof – Approved April 1986

## **Representations**

My representations of August 2016 sets out the background of the policies and national / local planning policy and guidance to which the PSP relates and accordingly I will not rehash here. In broad terms however the purpose of these representations is to give the Inspector and up to date picture on the development opportunity for Kings Chase Shopping Centre.

In terms of background, in accordance with the NPPF and CS14 of the Core Strategy, a provision for 34,000sqm of new comparison floorspace by 2026 within South Gloucestershire is set out to meet the needs of the communities in South Gloucestershire.

The PSP sets out that Kingswood Town Centre could deliver 3,000sqm retail use. This is based on the town centre health check of December 2012 and the town centre profile 2015. The 2015 town centre summary for Kingswood acknowledges the need for updating Kings Chase shopping centre, but assumes that this would be unviable.

Steamrock is working on development proposals to enhance and update the existing Kings Chase shopping centre, and expand the shopping centre to the north to provide new retail shops, restaurant facilities a gym and associated car parking. The proposed development would enhance and diversify the town centre offer at Kingswood to meet the Council's objectives for Kingswood.

The proposals would replace the existing concrete multi-storey car park with approximately 4,000 sqm of high quality retail floorspace (Use Classes A1 / A3), in addition to a gym to attract national retailers and new customers to Kingwood, increasing footfall. Replacement car parking would be provided. The development would also seek to improve the quality of the public realm around the site and modernise the existing Kings Chase shopping centre.

At the current time, Steamrock has engaged with the Council and have undertaken pre-application discussions on two occasions regarding a scheme as set out above. In addition, pre-application discussions have been held with Gloucestershire County Council Highways Department. Following these discussions, a further pre-application meeting with the Council Development Control Team is scheduled for mid February 2017, with a target submission date on March / April for a mixed used scheme.

It is thus evident that Steamrock has every intention to bring forward an application and therefore a realistic development proposal for the site. This will be deliverable within a short timeframe, and

certainly within 5 years of 2017. Steamrock have invested significant resources and funds into preparing a development solution (and continue to do so) and are committed to making a planning application as soon as is realistically possible.

In summary, the PSP has distributed 3,000sqm of comparison floorspace towards Kingswood. Although this site has been identified as being within the Primary Shopping Area, it has not been formally allocated to provide said retail floorspace. The above information provides further weight to the proposed allocation for the delivery of the identified quantum of required retail floorspace and, most importantly, it is deliverable.

### **Conclusions**

As stated above, this letter sits alongside Representations to the Plan already made. Its purpose however is to inform the Examining Inspector that a proposal for the site (which is in line with emerging policy) is realistic and is in fact being actively progressed alongside input from Officers at South Gloucestershire Council.

A target for submission for a planning application for a high quality, mixed use scheme is March / April 2017.

I trust these comments can be taken into account, however please do not hesitate to contact me if you have any questions.

Yours faithfully



JOHN MUMBY  
Senior Associate Director