



Yate Link Road Development

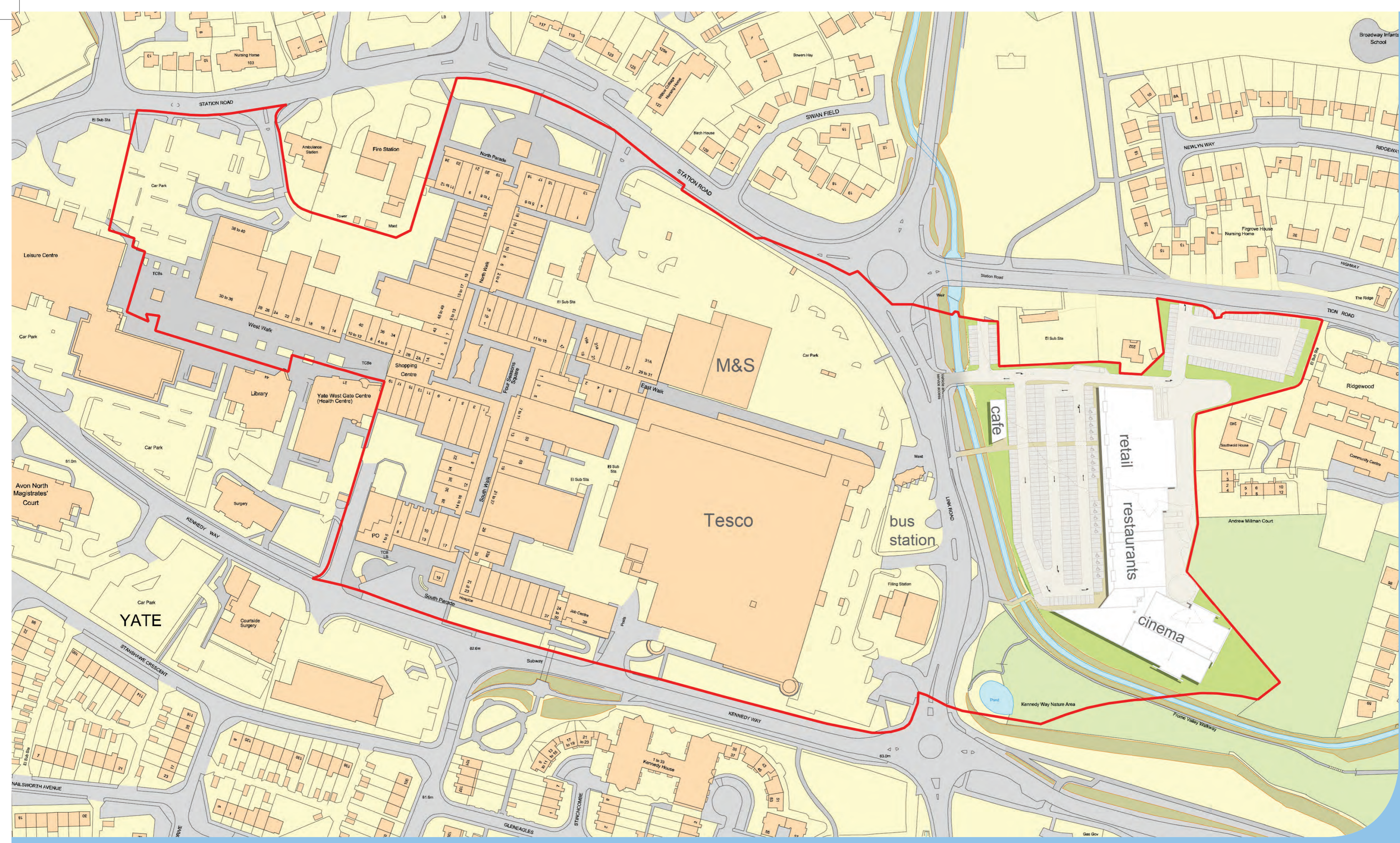
Introduction

Welcome to this display for Dominion Corporate Trustee's proposals for a leisure development on land adjacent to the Link Road overflow car park.

This display outlines the suggested scheme, gives you an opportunity to discuss it with the professional team, and to submit your feedback on the plans.

Dominion Corporate Trustees purchased Yate Shopping Centre in 2005 and immediately established a strong 'Vision' for the Centre:-

- Commitment to long-term investment and maintaining a modern centre
- Introduction of new high street retailers and new Tesco Extra store in East Walk
- Improved public facilities including transport hub and toilets
- To attract a cinema operator to Yate which has always received overwhelming public interest



Yate Link Road Development

The site

The land adjacent to the Link Road overflow car park is the only suitable site but any development is influenced by the following criteria:-

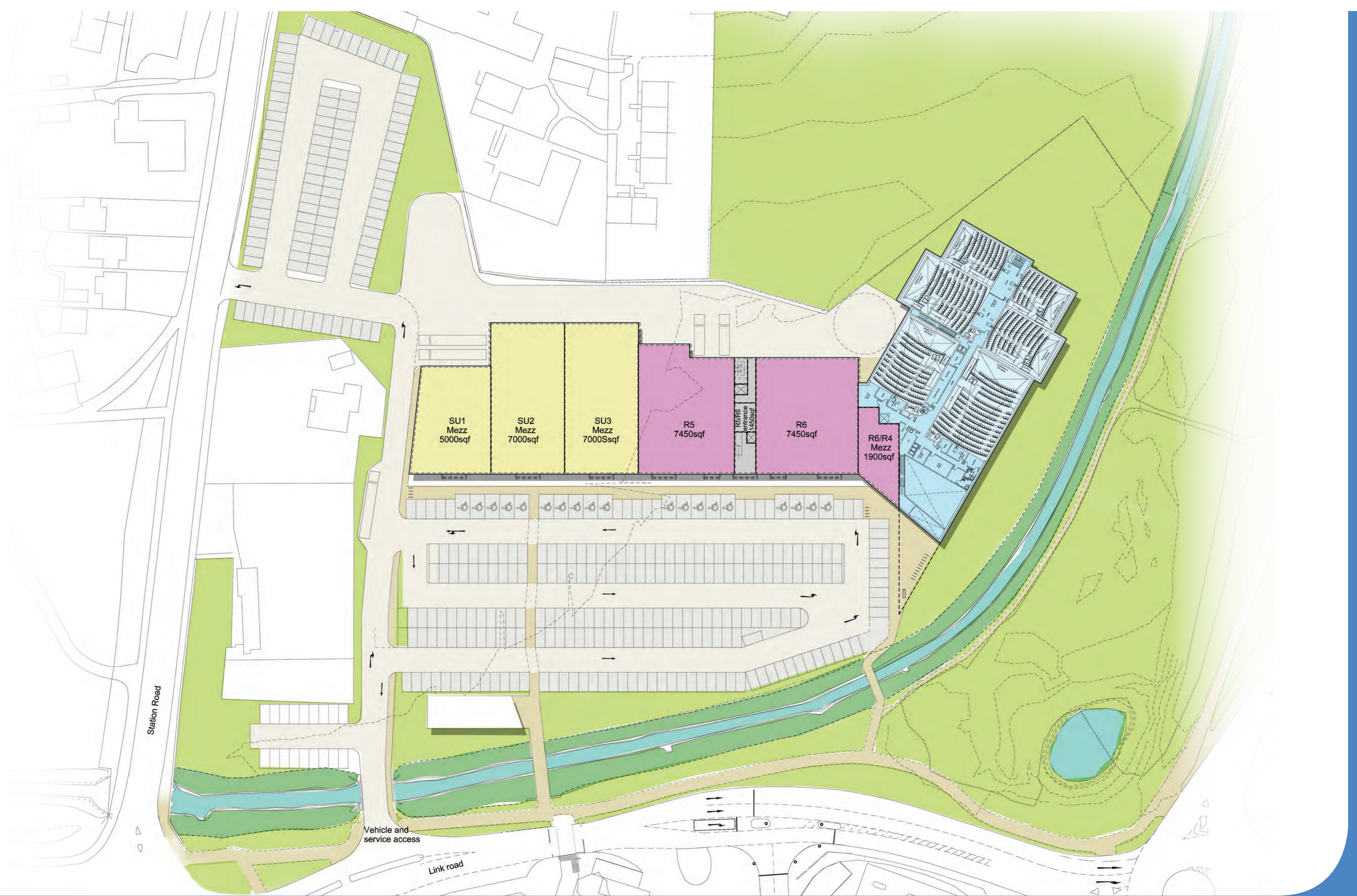
- Planning policy – allocated in Local Plan for development
- Live high voltage underground cables
- Access to the River Frome
- Flooding
- Environment Agency maintenance
- Ecology of river banks, margins and overgrown scrub land
- Car parking requirements



Yate Link Road Development

Proposals

- The proposals will offer residents a local evening leisure destination
- At the heart of the complex will be a 6-screen cinema
- Alongside will be a selection of restaurants and food outlets including at least three national chains
- A further three large modern retail units will complete the development, in response to demands from major high street brands looking for a presence in Yate
- There is already strong operator interest in all aspects of the scheme



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Proposals

- The scheme is a £12 million investment in Yate and a significant boost to the local economy
- Anticipated opening is in the first quarter 2015 subject to planning permission
- The proposals will create a mixture of 250 part and full time jobs
- 150 jobs will be created during the construction phase
- Additional car parking will be introduced
- Car parking restrictions will be relaxed to enable visitors to make the most of the facilities



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Ecology

- As part of the development proposals we are keen to address the local wildlife issues
- There is a need to protect the setting and function of the River Frome and also ensure there is no adverse impact upon the local ecology
- Therefore, we are monitoring activity on the site and building up a comprehensive picture of local wildlife
- We will be working with the Council and statutory consultees to ensure that the development meets the necessary policy and legislative requirements to protect any habitats



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Car parking

- Additional car parking in proposals – have to meet SGC standards
- Limited new shopping customers and existing users will dwell longer
- Cinema operating hours, predominantly evening, complement those of shopping centre
- Easy access to public transport
- Extended evening time parking
- Green travel plan will encourage staff and visitors to travel to site by sustainable forms of transport
- Public transport, car sharing, walking and cycling schemes will be promoted by the Centre and individual operators
- Cycle parking to the Council's standards will be provided. Units will provide emergency bicycle repair kits ie batteries for lights, puncture repair kit, pump etc
- Car parking management plan during construction phase



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Key destination

Dominion Corporate Trustees are committed to ensuring that Yate Shopping Centre maintains its status as a key local destination.

Over the last three years it has invested over £40 million in new shops, infrastructure and facilities:-

- Tesco
- East Walk
- Bus stop and new toilets
- Link Road site

Facts about Yate Shopping Centre's vital role in the Yate Community

With over 100 shops and restaurants, Yate Shopping Centre has been a key part of the Yate Community for over 45 years, enjoying an average of 13 million visitors per year.

Community Involvement:



Local Economy:



YATE SHOPPING CENTRE

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Summary

- Cinema is a major investment for Yate
- Site is allocated in Local Plan for development
- Accommodating new leisure and retail uses as an extension to the town centre
- Proposal will address car parking capacity and the ecological characteristics of the surrounding area
- A leisure-based scheme will establish an evening economy for Yate town centre
- A cinema needs complementary leisure and retail uses for any scheme to be viable
- The proposals will create up to 250 new jobs and a further 150 during the building
- The development is in excess of £12 million investment in the Yate economy
- DCT has invested over £40 million in Yate in the last three years

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What happens next?

Feedback

- We value your views so please complete a feedback form and post it in the box provided
- Or post your completed feedback form to Bramwell Associates, Suite 372, 179 Whiteladies Road, Bristol BS8 2AG
- Alternatively, e-mail your comments to dan.bramwell@btinternet.com
- After the display is finished, drop your completed comment form into the Yate Shopping Centre Management Office, 43 North Walk
- All feedback will be carefully considered and help shape the future of the scheme.

Consultation Report

- Comments received will be studied by the Project Design Team to consider how the scheme can be improved
- A Statement of Community Consultation report will be prepared outlining what consultation has been undertaken, comments received and how these have influenced the scheme
- A copy of this report will be lodged with South Gloucestershire Council as part of the planning application which will be submitted in the new few weeks.

Further Information

You can view the plans on the Yate Shopping Centre website at www.yateshoppingcentre.co.uk

If you want further information or to be kept abreast of what is happening please contact Dan Bramwell, Bramwell Associates at :-

Mail Suite 372, 179 Whiteladies Road, Bristol BS8 2AG.

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