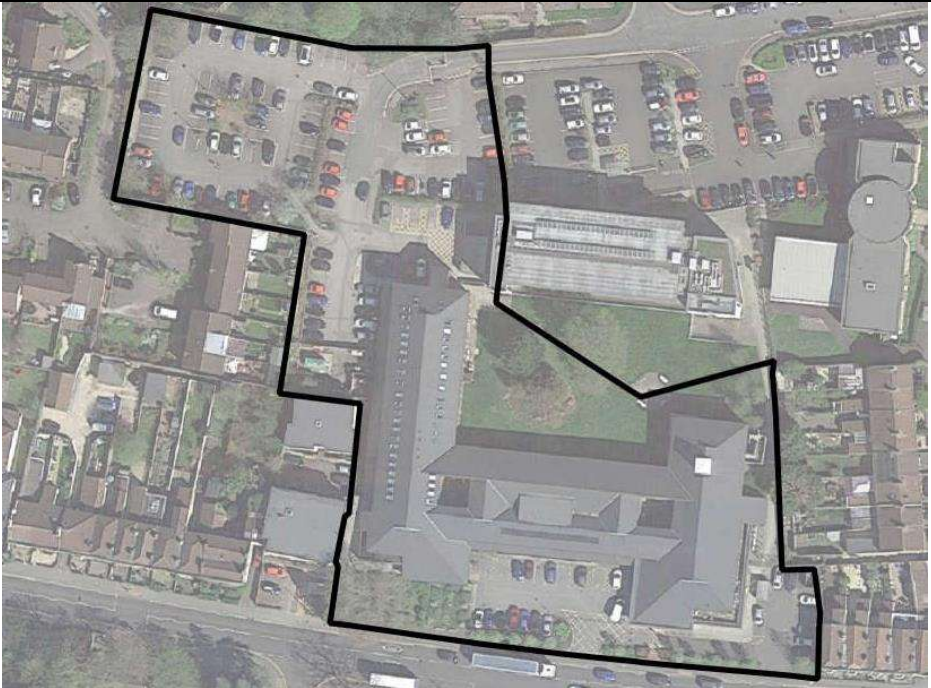


SG-17 Civic Centre, Kingswood

A: BASELINE SITE INFORMATION

A1. Baseline/Context – All baseline data to be provided by SGC either via AMR, GIS layers or other sources			
A1.1 Site Typology	Existing	✓	<i>Tick relevant box</i> <i>Note: Subject to the type of site being considered, not all fields in this proforma will be populated.</i>
	Committed (permitted)		
	Allocated (in Local Plan)	✓	
	Proposed (submitted to HELAA)		
A1.2 Site Name & Address (Inc Site reference, if applicable)	The Civic Centre, High Street, Kingswood, BS15 9TR		
A1.2a Sub Area	Bristol East Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	0.9ha		
A1.5 Site Context	<p>The Kingswood Civic Centre is located in the centre of Kingswood, close to the eastern border of the City of Bristol. The site provides office space for South Gloucestershire Council and the Department of Social Services, and incorporates Kingswood Police Station. The Civic Centre office space is focused around an open courtyard space, with parking facilities provided to the northern end of the site.</p>		
A1.6 Policy Status (existing/emerging)	Site is a safeguarded area for economic development in Core Strategy Policy CS12.		

A1.7 Planning history	The Civic Centre was approved in 1980. Since then, application PK17/1385/R3F was granted permission to change the use from a Civic Centre (D1) to mixed D1 and Offices (B1) and this has been implemented.
A1.8 Location	Kingswood Civic Centre is location in the centre of Kingswood, situated on the northern side of High Street in Kingswood. It is also within the designated town centre boundary. Kingswood is located approximately 3.4 miles east-northeast of Bristol City Centre, situated within the East Fringe FEMA. The site is located on the A420, which provides access into Central Bristol. It is bound by residential and secondary retail uses to the west and east, a Health Centre to the north and the High Street road frontage to the south.

A2. Current Use (<i>Existing employment and town centre sites only</i>)	
A2.1 Current role and sectors served by site	<p>Main Employment Sectors within the site include: Human Health & Social Work Activities - Public Administration & Defence; Compulsory Social Security</p> <p>Key employers within the site include: Avon & Wiltshire Mental Health - South Gloucestershire Council - Sirona Care & Health Cic</p> <p>Kingswood Civic Centre provides important modern Grade A office space for South Gloucestershire Council in good condition, including Kingswood Police Station. The site was refurbished in 2011 to include the provision of a Council Chamber and public gallery, a new One Stop Shop incorporating a Community Police Centre, a flexible training suite, and open plan office space.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	None identified.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 2 business units operating within the site.
A2.2b Number of vacant units	According to SGC NDBR records, in June 2020 there were 0 unoccupied business units within the site - indicating that the vacancy rate is approx. 0%
A2.2c Estimate of total number of jobs on site (where possible)	There are approximately 490 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The site is in good condition, following the aforementioned refurbishment between 2008 and 2011. The office space is modern and open plan, focused around an attractive courtyard. There is adequate parking provision on the site for its current uses.
A2.3a Age and suitability of stock	Mainly built 1980's onwards; adequate specification, more suitable to local businesses. Office - mainly open plan accommodation, air-conditioning
A2.3b Evidence of significant vacancies	There is no evidence of significant vacancies.
A2.3c Suitability of buildings for modern occupiers	Well regarded; good market appeal; attracts close to prime values.
A2.3d Onsite facilities	Adequate parking and loading facilities; adequate car parking ratio

A3. Description of qualitative features of site (sourced from available data, previous ELRs, GIS & other secondary sources)	
A3.1 Strategic connectivity	<p>Reasonable site access for all vehicles, indirect or restricted access to major road network</p> <p>The site is situated in an edge of centre location, with access to the M4 situated approximately 3 miles away. The site is also located with good access to the A420 and A4174, providing routes into Bristol City Centre and Filton in under 20 minutes by road. Although the site does possess relatively good access to the strategic road network, it lacks strong connectivity via rail. Lawrence Hill station does offer regional links; however, the Civic Centre is located approximately 6 miles from Filton Abbey Wood (the closest station which provides interregional services). The site is also relatively remote from Metrobus routes.</p>
A3.2 Local accessibility and opportunities to reduce carbon through travel	<p>Kingswood Civic Centre is 2.5 miles east of Lawrence Hill railway station, offering links to Bristol Temple Meads, Cardiff Central and Avonmouth. Local buses run regularly from the High Street and connect the town to surrounding areas including the City Centre, Southmead and Cribbs Causeway, as well as beyond to Bath and Cadbury Heath. The A420 provides a direct route to Bristol City Centre by car in approximately 20 minutes, as well as good access to the A4174 ring road.</p>
Indicator compiled by the following:	
A3.2a Reducing carbon from travel to work (Walking / Cycling)	<p>The site has pedestrian access however is not within 100m of a strategic cycle route.</p>
A3.2b Reducing carbon from travel to work (Public Transport)	<p>The site is within 400m of a bus stop however is not within 800m of a metrobus route.</p>
A3.3 Accessibility to town centres/local amenities	<p>The site is within 1.2km from Kingswood town centre</p> <p>The site is well served by local amenities, owing to its proximity to the primary shopping area of Kingswood town centre. A range of food and drink establishments, as well as convenience services like banks and a pharmacy can be accessed within walking distance. These include a Sainsbury's, Lidl, Greggs, Boots and Costa Coffee within a 5-minute walk of the Civic Centre.</p>
A3.4 Digital Connectivity	<p>Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24 mbps</p>
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Mainly residential with very few commercial uses; nonconforming uses</p> <p>The immediate area surrounding the Kingswood Civic Centre is dominated by retail and residential uses. The Civic Centre is fairly well screened and not likely to provide a major nuisance for the suburban area, due to the office activity on site. The site has reasonable compatibility with the employment offer in the wider area, with similar office premises located in and around Kingswood and Soundwell.</p>
A3.6 Strength of functional and/or spatial linkages	<p>The small-scale of the existing premises and the presence of one sole occupier means there are no discernible synergies on the site. South Gloucestershire Council will however possess strong functional linkages with the locality due to the nature of its role, as well as with the Council's other premises in the unitary authority.</p>
A3.7 Access to Local Workforce	<p>Site within East Fringe: More resident workers than jobs (job to worker ratio <0.5)</p>

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B: QUALITATIVE ASSESSMENT – SITE SUITABILITY

B1. Site Potential and Opportunities – Application of market sector frameworks					
B1.1 Suitability of site/cluster for key market sectors	The Kingswood Civic Centre site is made up of open plan Grade A office space with a large floorplate in a modern, energy-efficient building. The existing office space has been purpose built for the occupiers of South Gloucestershire Council, and thus is suitable for its current use. However, if the office space was to become vacant, it would be suitable for businesses from the key market sector of Professional Services, as well as office-based activity from the Creative and Digital and Health and Life Sciences sectors. The site would be capable of providing flexible co-working space, as well as a start-up hub or incubator.				
B1.2 Strength of existing or potential suitability and rationale		✓			
	Fully, readily and viably meets market / sector needs	Committed infrastructure or other planned investment will enable market / sector needs to be met	Potentially meets sector / market needs if uncommitted infrastructure or constraints are overcome	Only partial potential to meet needs and/or marginal viability being likely	Does not meet sector / market needs and/or demonstrates notable market failure (unviable)
	The existing Bristol Civic Centre office space currently meets the premises and locational requirements of South Gloucestershire Council, and serves its function well as an open plan and modern Council One Stop Shop. The site is unlikely to change from its existing use in the short to medium term, particularly due to the refurbishment of the premises specifically for the needs of the Council in 2011.				
B1.3 Scale of Opportunity	N/A – no development expected on the site.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	N/A – no significant development or redevelopment expected, with the office refurbished in 2011.				
Short-term Recovery (COVID-19)					
B1.5 Significant opportunity to provide short term job generation or supply chain support to drive short-term recovery from COVID-19 pandemic			✓		
	Likely to provide significant jobs or supply chain support within the next year Scores to reflect scale of job opportunities	Not Likely to provide jobs or supply chain support within the next year Scores to reflect scale of job opportunities			
Inclusive Growth					
B1.6 Potential to provide significant job and/or skills opportunities for priority socio-economic groups and/or areas of high deprivation.			✓		
	High to good degree of proximity to areas of high deprivation and scale / type of employment likely to be generated	Reasonable proximity to high deprivation and/or provision of suitable jobs	Very low to low degree of proximity to areas of high deprivation and poor suitability of employment likely to be generated		

B1.6a Within 2km of designated Priority Neighbourhood	Yes – Within 2km of Priority Neighbourhood		
Clean Growth			
B1.8 Potential to meet demand for new/emerging green industries	There is currently no potential to meet demand for new or emerging green industries, owing to the current user and the unlikelihood of redevelopment of the existing site in the short to medium term.		
B1.9 Potential to contribute to zero/low carbon growth?	The existing office premises are built to a high-spec, including a number of low carbon initiatives. As a result, there is some potential for the Civic Centre to contribute to low carbon growth, although this will be a relatively insignificant contribution due to the size of the site.		
Regeneration (existing sites only)			
B1.10 Potential for (in-situ) expansion of businesses/ intensification/ repurposing /redevelopment to meet sectoral demand			✓
	Strong to good market demand with solid viability prospects for repurposing / redevelopment to key sector use.	Reasonable market demand with viability prospects good subject to site or wider infrastructure investment.	Very low to low market demand and/or likely viability constraints for repurposing / redevelopment to key sector use.
The existing public sector occupier is unlikely to display market demand for expansion of the premises, largely as a result of the site's refurbishment in 2011. There is currently limited developable land available for in-situ development of the Civic Centre site.			
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	The site is unlikely to change from its existing use in the short to medium term, particularly due to the refurbishment of the premises specifically for the needs of South Gloucestershire Council in 2011. However, if the current occupier was to vacate the site, the existing premises would be highly capable of providing flexible/co-working space, as well as start-up hub space with some minor refurbishment. The office space could also provide accommodation for social enterprise, if the demand existed.		
B1.12 Capable of providing flexible/co-working space / and/or facilitate remote working			
B1.13 Capable of providing incubator/ accelerator/start-up hub space.			
Delivery			
B1.14 Ownership	No known ownership constraints.		
B1.15 Physical and/or environmental constraints	The site is constrained physically on all sides. Development to the north, west and east of the site is restricted by the existing residential dwellings and Health Centre, as well as the through route of Alma Close. Development to the south is constrained by Kingswood High Street. There is currently no developable land on the site, but the existing strong parking		

	provision and courtyard could be reduced if demand for intensification was strong enough to make this an economically viable option – however this is highly unlikely.			✓
	No significant or relatively minor constraints that will not undermine development feasibility, viability or deliverability.	Some constraints that can be addressed or mitigated through achievable infrastructure investment or other measures. Costs of doing so may reduce but not significantly diminish development viability or deliverability	Major or prohibitive constraints that will undermine development feasibility, viability or deliverability. Environmental constraints sufficiently important to prevent development for employments.	
B1.15 Likely Delivery Timeframe	N/A – no significant development potential.			
C1 Regional Conclusion and Recommendations				
C1.1 Conclusion: The site has reasonable strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term.			RAG Summary Reasonable	
C1.2 Justification/rationale – Kingswood Civic Centre provides modern Grade A office space in a town centre location, with good connectivity to Bristol and strong provision of local amenities and parking. The site was refurbished in 2011 and further redevelopment is unlikely in the short to medium term. The Civic Centre occupied by South Gloucestershire Council as a public sector facility, with it likely to contribute to employment growth and key sector prioritisation across the Unitary Authority. It is an important site for the wider local area and existing employment activity should be protected. The site would provide high-quality office accommodation or flexible workspace in a demand location for a range of key market sectors if it was to be leased in the future.				
C1.3 Recommendation –				
<ul style="list-style-type: none"> Retain and continue to safeguard for employment use. 				