

**West Wiltshire District Council**

**Cabinet**

**20<sup>th</sup> July 2005**

Title: **Redevelopment of Castle Place**

Portfolio Holder: **Cllr Osborn – Planning & Development  
Portfolio Holder**

Reporting Officer: **Ian Gallin – Corporate Director**

Key Decision: **Yes**

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**1.0 Introduction**

- 1.1 This report updates Cabinet on the redevelopment of Castle Place as part of the overall 'Transforming Trowbridge' initiative.
- 1.2 Specifically this report seeks authority from the Cabinet to enter into detailed negotiations with the developers over the
- relocation of the Council's Leisure facility currently situated at Castle Place and
  - the demolition of the multi-storey car park and replacement with an improved facility

**2.0 Background**

- 2.1 The District Council has been driving the "Transforming Trowbridge" for the last three years, this work has been widely informed by the development and subsequent adoption as supplementary planning guidance (SPG) of the Trowbridge Urban Design Framework (UDF).
- 2.2 One of the key areas of Trowbridge identified for redevelopment and improvement included the St. Stephen's Place Site (former Tesco's ) and the existing Castle Place Shopping Centre
- 2.3 Cabinet will be aware that the Council in 2004 granted a planning permission for the comprehensive redevelopment of the St. Stephen's Place site to Thiyan.

- 2.4 This development will include new retail floor space and redevelopment of the long derelict former Tesco site. The second phase of the development at Castle Place involves redevelopment of the car park and 2000 sq. metres of additional retail floor space.
- 2.5 A range of requirements were placed on the developer of this site alongside more normal planning requirements, these included fixed timescales for future phases including completion of the former Tesco redevelopment by September 2006 and completion of the Castle Place redevelopment by September 2009. The delivery of these elements is secured by bonds with HSBC.

### **3.0 Application for Redevelopment of Castle Place**

- 3.1 In line with the timescale requirements the developer has recently submitted a detailed planning application for the redevelopment of Castle Place.
- 3.2 These proposals included plans for an additional 2000 sq. metres of retail floor space within Castle Place, a new Shopmobility facility with associated disabled parking and a new improved location for the market.
- 3.3 In addition the proposals submitted by the developer are proposing;
- The demolition of the current leisure facility and its relocation.
  - The demolition of the MSCP and its subsequent replacement with a new car parking facility

### **4.0 Key Issues for Consideration by Cabinet**

- 4.1 These proposals represent a significant stage in the overall "Transforming Trowbridge" process. The purpose of this report is not to discuss the merits of this particular planning application, this being a proper role for the Planning Committee. The purpose of this report is to consider the role of the Council's assets and facilities within the town and the proposals put forward by the developer.
- 4.2 In considering this there are a number of issues which the Cabinet needs to address;
- The issue relating to the covenant which applies to the multi-storey car park. (This issue will be addressed in a presentation by the Legal and Democratic Services Manager)

- Replacement car parking standards and future charging regime(s)
- The ability to guarantee replacement facility in the case of both facilities

## **5.0 Outline Head of Terms**

5.1 It is currently proposed that the heads of terms for these negotiators will be on the following basis

### Leisure relocation

- A new facility within the St. Stephen's Place development to a specification to be approved by us;
- We will surrender our present lease and take a new lease of the new facility for a nominal £1 a year.
- Relocation only to take place when new facility is ready for occupation.

### Multi-storey Car Park

- We will retain the freehold. We will pass a long leasehold (999 years) for a value to be assessed by the District Valuer;
- Investment in a new facility to replace spaces on a like for like basis;
- Delivery of new car park to specification and timing to be secured by bonding;
- Temporary car parking to be made available during period of replacement.
- Shop Mobility office and disabled car parking spaces to be provided

5.2 As part of this report Members are asked to comment and offer there observations on these and instruct officers to carry out detailed negotiations based on these outline Heads of Terms.

## **6.0 Conclusion**

6.1 Officers believe that these proposals present a positive opportunity for the Council to improve and secure overall facilities and contribute in a significant way to the transformation of the town. The proposals provide for significantly improved leisure facilities, in a much better location and improved levels of safety and quality in the replacement multi-storey car park.

## **7.0 Financial Implications**

7.1 There are no financial implications to the Council of undertaking negotiations. Any financial implications which may arise as a result of

the negotiations will be detailed in subsequent reports so that Cabinet can consider these in detail prior to making any final decision.

## **8.0 Recommendations**

Cabinet is asked to;

- 8.1 Note the proposals for the redevelopment of Castle Place
- 8.2 Note the request from the developer relating to the leisure centre and multi-storey car park
- 8.3 Offer any comments, observations or include additional items to the proposed Heads of Terms which officers will then use as the basis of negotiations
- 8.4 Request that officers provide a further report in August on progress on these issues and/or with a final negotiated package for consideration by Cabinet

Statement of reason for key decision	Any arrangement to enter into a long term lease and redevelopment of the MSCP and to move the leisure centre will have a significant impact on the provision of local services and facilities
Options considered and rejected	The negotiations will consider all appropriate options these will be contained in a further report to Cabinet
Date of implementation	Negotiations will commence immediately with a further report for a decision being brought to Cabinet in August