

New shops and leisure could bring 250 new jobs to Kingswood

KINGSWOOD
PARKS
VOICE



Exciting plans for a £32m retail and restaurant development, which would create over 250 local jobs, are continuing to progress apace in Kingswood.

A joint venture between Kingswood Parks Development Company and Kier Property is driving forward plans for a 10-unit development of shops and restaurants on land adjacent to the new flagship Next store on Ashcombe Road.

Plans for the retail development, which would potentially open in 2019 if approved, are being resubmitted to Hull City Council and developers are committed to driving the scheme forward. Local residents will be aware that a previous application was refused on retail policy grounds, but developers believe that those barriers have since been overcome and they are confident in their new application.

It's a concept that has proven very successful in other towns and cities, with attractive retail destinations in the suburbs complementing the core city centre retail offering.

The overall objective of the plans is for Kingswood to continue to complement, not compete, with Hull city centre – retaining consumer spending to avoid leakage outside of Hull to other Yorkshire towns and cities, in turn bringing more people into the city. Developers say that this modern retail development would add to the attractiveness of Hull to potential visitors to the city.

If you would like to see this development happen, visit the web link below to find out more and share your views.

Read more inside...

Support these plans by emailing dev.control@hullcc.gov.uk (reference: 17/00542/FULL) or visiting <https://www.hullcc.gov.uk/padcbc/publicaccess-live/>

Why your new retail development should get the go-ahead...

- 1.** The development will deliver up to 250 new jobs for local people, plus construction jobs. New retail on this site will enhance the sustainability of Kingswood as a community, by providing jobs for local people
- 2.** The developers will work with the local authority and interested groups to ensure that local people can take advantage of the jobs and training opportunities created
- 3.** This high quality development is a vote of confidence in Hull. It represents a £32m investment into the city
- 4.** This development will help to diversify Hull's retail offer, providing variety and choice to local residents
- 5.** Kingswood Shopping Park will complement the existing District Centre and Hull City Centre. By improving Hull's overall retail offer, we can help to retain local spending and attract further spending from surrounding villages which might otherwise go to Leeds or York. In doing so we will drive improvements to the local economy



Your new development & flagship Next store in numbers...

10 new units, comprising restaurants & shops



Unlocking major highways improvements



730 parking spaces



470 new jobs, including full and part-time



£12m flagship Next store opened in November 2016



90% of residents were in favour of the development - are you?

An overwhelming number of residents in Kingswood were left disappointed after plans for the new retail development were refused.

Kingswood Residents' Association carried out a survey to find out how residents felt about the decision and discovered that 90% of the 553 residents who responded were in support of it going ahead. The survey was carried out via the group's Facebook page, which has a following of 4,591 people.

Residents were unhappy that the new development of shops and eateries, which would have brought 250 jobs with it, was turned down on retail policy grounds with some parties expressing concerns over its effects on new retail investment in the City Centre.

Members of Kingswood Residents' Association felt that the decision to refuse the plans didn't take into account the fact that the plans included a condition that prevented retailers from closing and relocating there from the City Centre and other local shopping areas.

“Shopping has evolved. People don't make a choice between a City Centre or a shopping park, they have a preference on which type of experience they want and the two are very different. The type of shops and restaurants available on retail parks are very different to those you would typically find in a City Centre too. Our city needs both”

“Kingswood was designed to be self-sustainable and the one piece of the jigsaw left to fill is employment,” said Mark Bisbey, Chair of Kingswood Residents' Association. “250 jobs have been lost here in sectors that would lend themselves to jobs for young people. The new shopping park would have addressed the employment factor and given 90% what of local residents wanted – more retail and eateries.

“The survey showed that an overwhelming majority of local people wanted this development to go ahead and now they are just hoping that the developers will do something about this, so that it can still come to fruition in some form.”



“Kingswood was designed to be self-sustainable and the one piece of the jigsaw left to fill is employment”

**Mark Bisbey
Chair of Kingswood Residents' Association**

The development of the new Next store has shown how money can be generated to improve road conditions and traffic flow, but Mr Bisbey says this was still the main area of concern for residents.

He said: “We must not ignore the 10% of respondents to our survey who said they didn't support the plans though and, having reviewed feedback we have received from those people, their biggest concern is around traffic growth – I think that even though the developers went out and spoke to local residents last year about their plans, not all residents were aware of the associated benefits.

“Many local residents have commented on how much quieter the roads have been here compared to this time last year and I personally have witnessed a major improvement since the roundabout on Runnymede Way was enlarged.”

Commenting on community facilities, Mr Bisbey added: “We have to be realistic and acknowledge that the land is a commercial asset, it's never going to be turned into greenspace for public use or dedicated to community use. Nobody wants to see the land alongside our new Next store stood empty for decades to come – the new shopping park could have only been a good thing for Kingswood.”

£1.7m investment into highways results in improved traffic flow

Developers have reported that traffic is flowing very well in and out of the new Next development and residential areas, following a £1.7m investment into highway improvements.

However, there still appears to be problems in the neighbouring original Kingswood Retail Park (which runs from Matalan down to Costa) where there is an internal traffic management problem.

This retail park and its car park provision is owned and managed externally and is located off the highway – therefore it is not within the control of Kingswood Parks Development Company (KPDC).

We asked residents what they think about the car parking provision at the new Next store...



The original design developed by KPDC, before the retail park was bought by its current owners, worked very well but the car park appears to have become a victim of its own success and residents have reported difficulty getting out of the car park at peak times.

KPDC has met with the owners of the car park to make suggestions on how the exits could be improved. The opening of the new Next car park has brought benefits to the retail development as a whole and developers say this could be further improved by the proposed new retail development being given the go-ahead, therefore unlocking further car parking spaces.



Katherine Wycombe, 63, said:

“The whole retail area in Kingswood can be very busy at times, but at the new Next site it is much easier to park than at the other car park on the original shopping area”

John Smethurst, 41, said:

“I don’t think any of the car parks in Kingswood are too bad for parking, I have never really had any trouble with access. However, I think if more shops opened on the Next site, we will definitely need more parking spaces”

Sophie Green, 22, said:

“I have known times when all of the shopping car parks are very busy, but there is usually more choice in the Next car park. It is good to have the extra spaces available and I think it would be nice to have more shopping options over on this side as well”



Every major city has a range of retail choice

Successful cities have a good variety of attractive shopping options. Here are just a few examples. York is one of the best examples of how well this can work.

York City Centre



Clifton Moor Retail Park



Vangarde Shopping Park



Monks Cross Shopping Park



Kingswood Shopping Park



Hull City Centre



Kingswood's exciting developments in the news...

East Riding MAIL
hulldailymail.co.uk

2,787 FATHER'S DAY MESSAGES
IS THERE ONE FOR YOU? SUPPLEMENT INSIDE

Shops, cafés and restaurants earmarked for major Kingswood retail development

BIG NAMES AT NEW SHOPPING DISTRICT

GRAND PLANS: An artist's impression of the new Kingswood development.

By Ben Blossie
ben.blossie@hulldailymail.co.uk

as this artist's impression suggests - would create up to 250 full-time jobs, along with more part-time positions, and a 450-space car park.

Shops, cafés and restaurants have been earmarked for Kingswood in a ten-unit development on the area of land adjacent to the

upcoming flagship Next store, in Ashcombe Road.

The shops, which have not officially been named yet, but are understood to be major brands - Kingswood Parks Development Company (KPDC) and Kier Property have said work could start on

the site later this year if approved by Hull City Council.

Tom Gilman, managing director of Kier Property, said: "These plans represent a major investment and will provide a significant boost to the local economy."

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Kingswood has been hitting the headlines recently, with the local media reporting on our emerging development plans.

The official opening of our the development's flagship Next store was covered extensively when shoppers descended on the store for its eagerly anticipated launch.

All of this positive news contributes to Kingswood's ongoing success story, raising the profile of the development as a great place to live, work and play.

We are hoping to create the next piece in the area's exciting jigsaw by bringing a new retail development to the land adjacent to Next in order to continue to create more opportunities for people living here.

The new development would see the addition of some new national brands and restaurant chains, giving people more choice in terms of their shopping and leisure options within the development.

Plans to build 850-seat auditorium in Kingswood
Revive Church wants to build new headquarters close to the retail park

FIRST LOOK AT STORE TAKING KINGSWOOD TO THE NEXT LEVEL
Retail giant's new flagship shop opens, offering customers everything they need under one roof

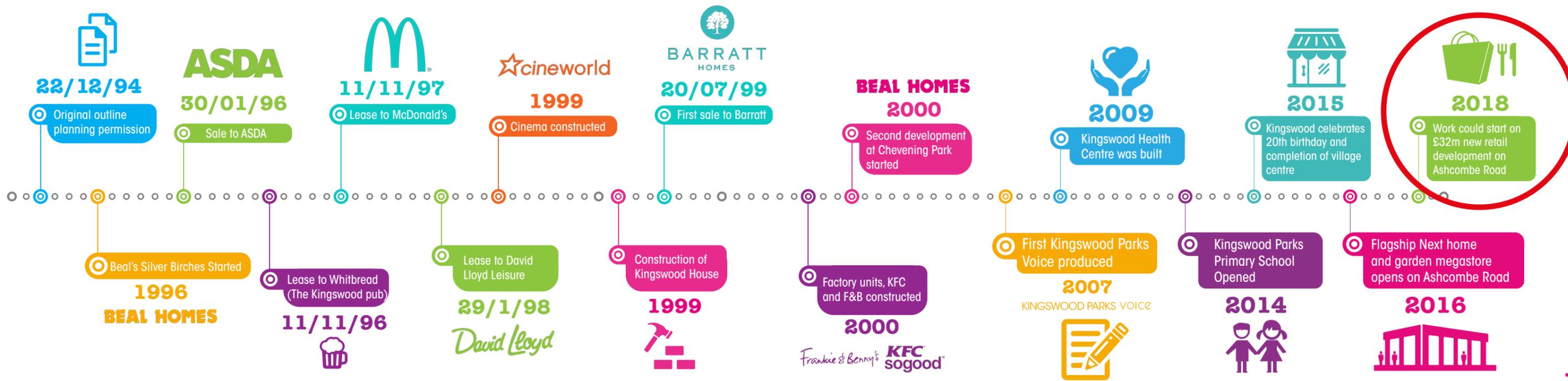
Residents ask: Why did you reject retail park development?
Survey suggests 90% supported £32m Kingswood plans

Shoppers camped out all night to be Next in the queue!
Opening of department store at Kingswood Retail Park

COME AND SEE SANTA
NORTH POLE POINT SHOPPING CENTRE
Check the Website for details!

'Golden envelope' gifts for first customers at Next store's opening
Huge home, garden and fashion outlet set to welcome shoppers

Could this exciting new development be the next stage in our timeline?





Shoppers flocked from far and wide to visit £12m flagship Next store

When Next's £12m flagship home, clothing and garden store opened its doors in Ashcombe Road, nobody could have been more excited than seven-year-old Abigail Meek.

The Year 3 Kingswood Parks Primary School pupil cut the ribbon to officially declare the store open on November 16th 2016.

"I couldn't believe I was chosen to cut the ribbon," said Abigail. "All my school friends came with me and we were all given balloons, it was very exciting."

Shoppers queued outside from the early hours, with the first 30 customers given a 'golden envelope', each containing a gift card worth between £5 and £100 to spend in store.

The outlet created 220 new full and part time jobs and features an in-store café and a 280-bay car park.

Next's Store Manager Rachel Wilson says the store has been very popular since opening its doors, with visitors coming from all over the region to shop there.

She said: "Since the opening in November we have been delighted with its performance and the feedback from customers has been really positive. Feedback from shoppers has been that it's a really pleasurable shopping experience.

"The range we are able to showcase given the size of the store through to the stunning look and presentation of the store makes a big difference. The store benefits from amazing space, enhancing the look of the beautiful products we have and the glass windows allowing 360 degree light which adds to the shopping experience."

Revive Church plans £2m 850-seat community facility in Kingswood

These artist impressions show the £2m plans to build an 850-seat auditorium at Kingswood.

Revive Church, which is based throughout East Yorkshire, is hoping to build its new headquarters in Connaught Road, close to the retail park, by the end of 2017.

Under ambitious plans, the building would be used for community projects, as well as worship.

Chris Fleetwood, campus leader for Kingswood, said he was excited by the project.

"We do have a building on Bridlington Avenue but we felt as a congregation that to actually have a church on Kingswood would be a great thing to do," he said.



"With this new building, we can actually increase the amount of things we do in there as well as doing new community and creative stuff, like music lessons"

Chris Fleetwood

"There is not one in the Kingswood estate so we thought to bring our church over. There are many churches in the city centre, and we really wanted to go to Kingswood and put a church in their community as well.

"We want to expand and carry on doing the community work around the area, and this building would provide that."

The 2,000m² building would include a main hall capable of seating up to 850 people, a coffee shop, book shop and separate rooms for community groups and outreach work.

Mr Fleetwood said he was looking forward to being able to expand the community classes the church offers, including a mums and toddlers group.

"We have a community building opposite the new Next which we run classes out of, but it is full a lot of the time and we have to turn people away," he said.

"We are just really excited about it. We were based in Cineworld and have based ourselves at Kingswood Academy since October, but it's too small. We are already having issues of being very full on a Sunday morning and we are really looking forward to having a building to be able to fit people in."

Community facilities the Revive development will provide:

- Main hall with capacity to seat 850 people
- Coffee shop
- Book shop
- Rooms for community groups and outreach work

7-year-old Kingswood Parks Primary School pupil switched Christmas lights on in front of hundreds of families

A seven-year-old schoolgirl beamed with pride as hundreds of fellow pupils and their parents counted down for her to officially switch on Kingswood's Christmas lights.



Grace Pollard, a Year 3 pupil at Kingswood Parks Primary School, was asked to do the honours after submitting an entry outlining why she felt she should be chosen.

The event – which is hosted by Kingswood Parks Development Company and is aimed at creating a real sense of community spirit and pride amongst local families – was in its third year and saw over 600 people converge on Kingswood Parks Village Centre to celebrate the start of the festive season.



It's one of many events organised by the company, including various other celebrations and community events on the Village Green in recent years.

In her entry, Grace wrote about how much she enjoys helping to care for her 99-year-old great grandmother, who she described as the best knitter in the world. She also talked about her passion for gymnastics and boxing, both of which she is beginning to learn.

Grace was accompanied by her parents Zoe and Dan Pollard along with younger sister Alice, aged three – the family moved into a new Persimmon Homes property a year ago and they say Kingswood Parks Primary School was their first choice for Grace.

“Last year I watched one of the older boys at school, Jack Harris, switch the lights on and I thought to myself right I am going to do that next year”
Grace Pollard

“I was in my classroom reading when I found out I had been chosen. The teacher came in and told me, I was very happy but also a little bit nervous. All of my friends hugged me and were very pleased for me.

“When I entered the competition to be chosen, I wrote about how I help look after my Great Grandmother who is going to be 100 in September 2017. I like to get her drinks and tidy up for her and help my Grandma care for her.”

This year, the Kingswood Parks Village Centre Christmas lights switch on is scheduled to take place on Thursday, December 7th



“It can be quite daunting for a child to stand in front of such a huge crowd to perform something like the lights switch on and I was really impressed by Grace's confidence. She did a fantastic job and it was clear that she felt truly honoured to do it on behalf of her local community.

“We look forward to getting involved with events of this nature again in future, as it's an opportunity for the whole school community and our families to come together for a memorable occasion.”

Grace, who is a real sports enthusiast and most enjoys PE at school, stood alongside headteacher Helen Miller to press the button and light up the tree in Kingswood Parks Village Centre, where members of the whole community including Councillor Charles Quinn and Councillor Danny Brown came together to get the area's Christmas celebrations off to the best possible start.

Revive Church provided entertainment from carol singers, whilst children enjoyed a festive treasure hunt around the Village Centre, as well as sweet treats once they completed it. Parents enjoyed mulled wine and mince pies on the day and the event was yet again deemed a huge success, with plans already afoot to make it even bigger and better next year.

Mrs Miller, of Kingswood Parks Primary School, said: “We enjoy a really positive partnership with Kingswood Parks Development Company and this event is a date in the diary that lots of our families really look forward to.



“We look forward to getting involved with events of this nature again in future, as it's an opportunity for the whole school community and our families to come together for a memorable occasion”

Kingswood Parks Primary

School set to double in size

Kingswood Parks Primary School is set to almost double in size after its expansion was given planning permission.

Local residents were recently invited to consultation events to share their views on the plans with Hull City Council.

Helen Miller, Headteacher at the school since September, says the expansion heralds the start of an exciting new era for the school.



The plans will see the school almost double in size, expanding from 315 pupils to 630

The work will see the addition of more classrooms, group rooms and play space along with a small hall, studio, staff room and associated toilet provision as part of the expansion.

The plans will see the school almost double in size, expanding from 315 pupils to 630. There will also be a 52-place full time equivalent nursery.

It will also see the existing hall extended, the existing Foundation Unit re-modelled and the external play areas, car park and multi-use games area altered. The expansion is in response to a 15% increase in demand for primary school places and last year saw Hull City Council announce plans to share a £800,000 pot to create 455 additional school places across the expansion of three primary schools in the area – the others being Broadacre Primary School and Griffin Primary School.

The school has experienced high demand for places since opening, particularly within its Foundation Stage. Children in the Reception year group currently occupy the largest space within the school and the intake increased to 90 pupils to meet demand last September. The number of children in Reception is

now double what it was when the school first opened and therefore those children occupy the whole of the Foundation area downstairs, with Nursery children based in a specifically designed mobile unit with its own dedicated outdoor play area until the expansion is complete.

All other year groups throughout the school currently remain at a maximum intake of 45 until the current Reception children move right up through the school, by which time it is envisaged there will be 90 pupils in every year.



www.kingswoodparks.co.uk