

# **Cabinet**

## **17<sup>th</sup> July 2019**

### **Biggins Wood Delivery**

# Bigginswood - Overview

- Former brickworks site.
- Vacant for several decades.
- 4.43 hectares(10.75 acres).
- Employment Land Allocation.
- Planning permission 77 homes and employment use August 2014.
- Acquired December 2016 £1.5m, to help create new homes and jobs
- Planning conditions approved and Reserved matters consented 2016 and 2017
- Resolved to accept Homes England grant £1m February 2019
- Advertised for offers in February 2019











# RDA architects –illustrative masterplan.



# Bigginswood – potential and constraints

- Good size urban freehold site.
- Planning permission 77 homes and employment use.
- Contamination and ground conditions.
- Access – shared.
- Proximity to M20 Motorway (environment).
- Employment use allocation.

# Development Options.

- Advert in the Estates Gazette for sale, freehold and leasehold
- Various Offers
- Preferred Approach
  - Commercial Development:
    - JV partnership on 50:50 basis
    - To deliver commercial development for profit
    - Council - Initial Land + £500k
    - Partner – Capital Value of land + £500k
    - 1<sup>st</sup> phase to include speculative development 932 sq.m.
  - Residential Development:
    - 77 homes in accordance with planning permission or overage payable to Council if greater
    - Includes 23 affordable homes to be funded and retained by the Council
- Achieves Council's aims and is profitable.

# Summary of Recommendations

- Subject to satisfactory agreements accept offers in respect of the commercial and residential land;
- Enter into a JV on the commercial site;
- Agree £500,000 from the Business Rates Pool to fund the commercial proposal;
- Delegate authority to finalise negotiations to the Corporate Director for Place and Commercial in agreement with The Leader and the Cabinet member for Transport , Housing and Special Projects and in consultation with the Director for Customer, Support and Specialist Services

**Folkestone**

Hythe & Romney Marsh  
Shepway District Council



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