

Overview and Scrutiny Committee – 23rd May 2017

Bigginswood, Cheriton

Folkestone

Hythe & Romney Marsh
Shepway District Council



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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
- Acquired December 2016 £1.5m

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Meeting Corporate Objectives

Investing for the next generation – delivering more of what matters

Key objectives of the Council's Corporate Plan 2017-2020 particularly:

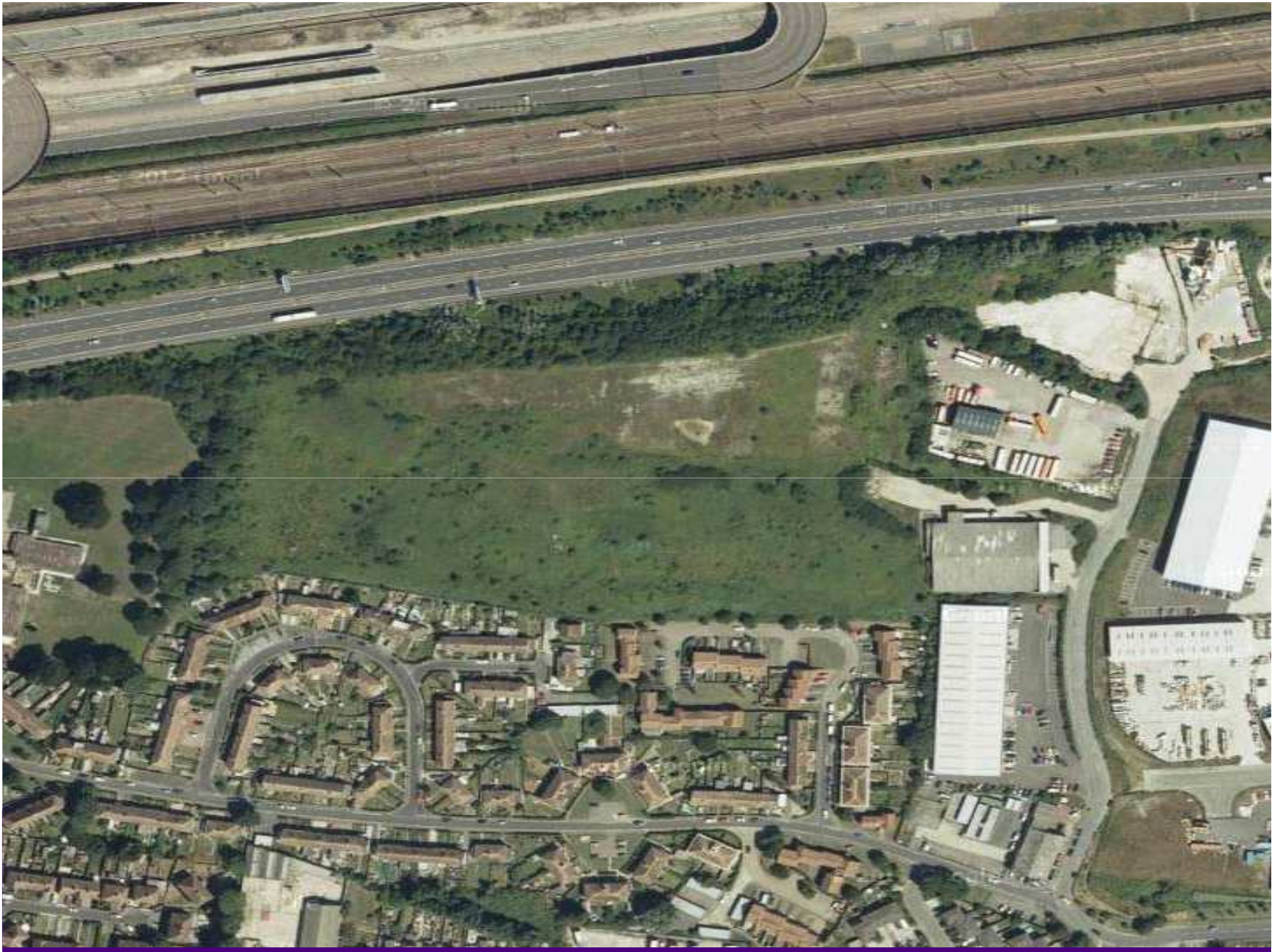
- **More Jobs** - *to boost the local economy and increase job opportunities through the development of a major new flexible and quality employment offer;*
- **More Homes** – *to enable the construction of 77 new homes including 23 affordable homes;*
- **Appearance Matters** - *support an attractive and vibrant place to live by ridding the area of a derelict and contaminated site and by creating new public open space.*
- **Financial Stability** – *to deliver value for money.*

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RDA architects –illustrative masterplan



Bigginswood - potential

- Good size urban freehold site
- Planning permission 77 homes and employment use
 - **New Homes** 39 (No.) 2 bed + 38 (No.) 3 bed (of which 23 HRA inc. shared equity homes)
 - **Employment use:**
 - 54 light ind. units 52 x 96 sq.m. + 2 x 75 sq.m.
 - Office 660 sq.m (divisible)

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Bigginswood - constraints

- Contamination and ground conditions;
- Access - shared
- Proximity to M20 Motorway (environment)
- Employment use allocation

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Next step – procurement preparation;

- Options appraisal

Determine the most cost efficient way to procure – options include:

- Council act as developer
- Sell to developer with agreement to purchase proportion of homes and serviced land
- De-risk site by remediating land.

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Bigginswood - Budget

£130k budget to progress to procurement.

- 70% (£91.7k) to the General Fund and 30% (£39.3k) to the HRA
- Relevant HRA budget already exists
- General Fund element can be met from the Corporate Property Developments Projects budget contained within the approved capital programme

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Recommendations to Cabinet

1. To receive and note report C/17/06.
2. To note the necessary preliminary work required to undertake detailed delivery planning through to a procurement decision.
3. To note that a further report is brought back to Cabinet when a delivery decision needs to be made.
That report will:
 - Detail the issues around finance, risk profile and timelines of each option; and
 - recommend a procurement route.

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