

Committee:	Executive	Agenda Item No.:	12
Date:	17 th March 2014	Status	Open
Category	2. Decision within the functions of Executive		
Subject:	South Shirebrook Development Brief		
Report by:	Housing Strategy and Enabling Manager		
Other Officers Involved	Joint Assistant Director of Economic Growth		
Director	Chief Executive		
Relevant Portfolio Holder	Councillor A. Tomlinson, Portfolio Holder for Regeneration		

RELEVANT CORPORATE AIMS

REGENERATION – Improve the standard of housing across the district.
SOCIAL INCLUSION – Ensure that housing across the district meets the needs of all residents.

TARGETS

Develop vibrant town centres and flourishing rural communities.
Deliver £100,000 of New Homes Bonus per annum in the district as part of Local Investment Plan

VALUE FOR MONEY

N/a

THE REPORT

South Shirebrook is a large residential site located to the south of Shirebrook town centre. The site is referenced within the draft Local Plan Strategy as one of the strategic principles for the future planning and development of the town:

“Major residential development at South Shirebrook in accordance with a new masterplan for the site, which seeks to facilitate high quality development within a well-wooded green infrastructure”

The site is currently in the ownership of the Homes and Communities Agency (HCA), having been transferred to the organisation following the closure of the East Midlands Development Agency (EMDA), which previously owned the land. Given the site's size it has been divided into two phases. The first of these, 'residential zone 1', is listed within the HCA's Land Development and Disposal Plan to be released for sale to the market in 2014/15, and will be marketed as Brookvale. This first phase has an area of around 24 hectares.

The Housing Strategy and Enabling Manager has been working in partnership with the HCA to prepare for the disposal of the site. The HCA recognises the strategic importance of the site for both the District and town, and as such agreed to fund work to produce a development brief for the site. Following a competitive tendering process, Atkins Ltd was duly appointed to undertake the work on behalf of the HCA.

The purpose of the work was to:

- provide a strong design concept which reflects both the Council's and HCA's aspirations for the site; and
- promote and market the site to potential developers.

The size and scale of the Brookvale site, and its excellent connections to the town centre, offers a unique opportunity to deliver an attractive new neighbourhood within the town, whilst contributing to the town's ongoing renewal. This is reflected in the vision for the site:

'To create a quality neighbourhood of well designed homes within a generous landscape setting, which responds to the attractive surrounding countryside and provides a positive gateway to the town.'

The site is located on Greenfield land and is adjacent to quality open countryside. This green setting provides the basis of the conceptual masterplan developed by Atkins, which creates a neighbourhood with strong green infrastructure and generous open space. This reflects principles of the Garden City movement, which has seen some renaissance in recent years. The movement is based around residential dwellings being integrated within green streets and open space to develop a quality place which provides the best of both town and country living.

An important element of the work to produce a design concept was to ensure that the design and aspirations for the site are deliverable and viable within current market conditions in Shirebrook. BNP Paribas Real Estate (BNPPRE) therefore worked in partnership with Atkins to test the design for its financial viability.

BNPPRE concluded that Brookvale offers an excellent market opportunity, in a prominent location adjacent to open countryside and good quality recent housing. The viability of Brookvale, and its appeal to the market, is significantly helped by there being no affordable housing or other section 106 requirements, such as highways and education. The affordable housing element was previously paid by EMDA whilst the site was in their ownership, and the funds used to renew Shirebrook Model Village to the east of the site. The remaining planning obligations will be covered in the first instance by the HCA, on the basis that this will be reflected in the value that they receive for the land.

The viability of the development is also being supported through the use of £1.32m of Public Land Investment Fund money (PLIF), which has been secured to deliver road infrastructure into the Brookvale site from one of the two access points already in existence from Meadow Lane. The PLIF will unlock the first phase of residential development, and also make the site more attractive to developer partners by greatly assisting cash flow. 125 new homes will be built on this first phase of the Brookvale site.

Discussions have been on-going between BDC's Planning service and the HCA's appointed consultants, URS, and a planning application for the road infrastructure is being submitted by the HCA in March 2014. A contractor will then be appointed in August 2014, with a start on site anticipated in early Autumn. Works are likely to be on site for a period of 3 months.

ISSUES/OPTIONS FOR CONSIDERATION

The development brief provides an important tool for maximising the potential that Brookvale has for delivering a well designed and quality neighbourhood for Shirebrook. Following 'sign off' of the development brief, the HCA will be progressing with the disposal of the site on the open market. The process for this is summarised below:

- Soft Market Testing to take place in March/April. This will help the HCA to understand the level of interest there may be in the site, but also allow them to informally ask questions of developers to help shape how the site is disposed of, such as whether developers are interested in the first phase only, 50% of the site, the whole site, or if they consider a consortium would be most appropriate.
- The site will be offered to those procured developer partners in both our Northern and Midlands Lots' (meaning we could end up with a 'more local' developer)
- From April onwards the HCA will undertake a two stage process. The opportunity will firstly be offered to all developers on the Panel through an initial enquiry, in order to understand interest and their capacity to bid. If

there is a lot of interest, a sifting brief will then be used in order to select the panel members most suited to bid. The HCA will then tender the site. This whole process could take 4-5 months.

- The HCA must then be in contract with the preferred developer partner by March 2015.

At each stage of the process the HCA have committed to consulting and sharing documents with the appropriate officers at Bolsover District Council, to ensure that the disposal of the site continues to be undertaken in partnership.

The regeneration of Shirebrook town centre is highly complementary to the development of new homes within the area. The council is committed to delivering the wider regeneration of the town and is currently identifying funding which would facilitate this.

IMPLICATIONS

Financial : There are no financial implications.

Legal : There are no legal implications

Human Resources: There are no implications for Human Resources

RECOMMENDATION

1. The Executive endorses the Brookvale development brief for South Shirebrook.
2. The executive notes the HCA's next steps for disposing of the site and approves BDC engagement in this process.

REASON FOR DECISION TO BE GIVEN IN ACCORDANCE WITH THE CONSTITUTION

- Develop vibrant town centres and flourishing rural communities.
- Deliver £100,000 of New Homes Bonus per annum in the district as part of Local Investment Plan

ATTACHMENTS: A copy of Appendix A – Brookvale Development Brief can be found in the various Members' Rooms and on the website

FILE REFERENCE: None

SOURCE DOCUMENT: None