

Station Yard - Update

Town Council meeting 8th March 2018

Station Road Project = Town Strategy 1 and Town Strategy 7.

Resolution Town Council August 2017 - On the proposal of Cllr Windell, seconded by Cllr Jeans it was unanimously agreed to ask Ingelton Wood to go to pre-planning stage with mixed use facility on the site which could have varying elements of retail, residential and office space. Budget £10,000 approved (£7350 spent to date on option drawings and pre planning submission).

Resolution - September 2017 - that contamination investigation reports be carried out – cost to be allocated £8000. Agreed.

Update for 8th March 2018

- Following the August resolution, pre- planning response discussions have been completed by Ingelton Wood .
- This has enabled Ingelton Wood to provide a revised timetable/ costings of the actions required to submit and achieve full planning permission.
- The date of September 2018 for full planning permission would also fall within the window required for the project to be considered for CCT funding.
- In order to achieve this timescale Ingelton Wood would need to submit the planning application by 30th April 2018. This takes into account also the WDC timescales for consideration of planning applications.
- To submit the planning application by 30th April, Ingelton Wood will need to be instructed to commence the planning application works by 9th March 2018.

Actions required by Council 8th March 2018.

- 1) Ingelton Wood be commissioned to by the Town Council to proceed with the works necessary to submit the full planning application for the redevelopment of the Station Road site on the same basis on which pre planning was received, and that they be engaged in this process through until determination of the full planning application.**

This to include the procurement of all necessary surveys required to inform the planning application, together with those required to be submitted with the planning application.

- 2) That Town Council allocates £38,000 from 2017/18 budget to enable the completion of 1) above.

From Station Road Budget - £32,650 (£40k budget in total - £7350 already allocated).

From Admin Reserves - £5,350 (£30k reserve)

Breakdown of potential costs;

Ingelton Wood	£24,500	Includes; Architecture to submission Planning to submission Planning to determination
Third Party costs	£18,500 (of which £8000 has been agreed above)	Includes; Phase 1 Ecology Survey Phase 1 and 2 site investigations Drainage Survey Heritage Statement Landscaping Plan Potential Archaeological assessment Potential Transport Statement
WDC 50% planning application fees	£3000	TBC
Total	£46,000 <u>Net £38,000</u>	of which £8000 has already been agreed

- 3) That Ingelton Wood be provided with the existing draft of the Neighbourhood Plan - specifically with regards to the Design principles. And that Ingelton Wood work with the Town Council and WDC to achieve a planning application/ design for the site that is acceptable to both parties for submission by 30th April 2018.