

## **Redevelopment of Brimscombe Port**

- 1.1 The purpose of this Information Sheet is to update members on the current position and programme for the redevelopment of Brimscombe Port.

### **Flood Modelling/ Infrastructure Design**

- 1.2 On the 12 July 2019 the planning application was submitted for the demolition of the industrial buildings and the Port House and the necessary infrastructure for the redevelopment of the Port including the reinstatement of the canal from Bourne Mill to Goughs Orchard lock, a new basin, a new access road off the A419 and bridge and road works on Brimscombe Hill to enable a canal and river crossing. At the same time a listed building application was submitted due to the fact that the demolition includes the modern buildings attached to the listed mill building and the Port House, which is in the curtilage of the listed building.
- 1.3 A response is awaited from the Environment Agency for the modelling works and they have now become a formal consultee for the planning application.
- 1.4 It is not clear at this stage when the application will be considered by the Development Control Committee as responses from third parties are awaited.

### **Key Stakeholders**

- 1.5 Further meetings have been held with the Parish Council who has been progressing with the specification and business case for the community centre. When the Council receives their final proposals they will be reflected in the Output Specification for the project and an agreement will be entered into with the Parish to confirm the Council's commitment in terms of the land for the centre and the funding that the Parish will commit to the project.
- 1.6 The legal process is continuing for the transfer of the land from SVCC to the Council and the funding agreement with Homes England.

### **Procurement**

- 1.7 At the Strategy and Resources Committee on the 11 July 2019, members approved the Output Specification, Commercial Principles Paper and Value for Money Protocol. These are three of the key documents for the tender package for the procurement of a developer partner.
- 1.8 The financial appraisal is currently being updated with revised costings from Atkins, following their final design for the infrastructure works, updated sales values and build costs. Further soft market testing is taking place during September to assess the market appetite for the project. The outcome of these two exercises, together with the remaining tender documents, will be discussed at the Project Board meeting to be held on the 14<sup>th</sup> October 2019 followed by a wider discussion at Investment Development Panel on the 28 October 2019.
- 1.9 The date for when a recommendation to proceed with the procurement process will be presented to Strategy and Resources Committee has moved from October to December. The decision to proceed is subject to various factors including the completion of the land transfer, the amendments made to the loan agreement with Homes England, the heads of terms agreed with

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the Parish Council, planning permission for the infrastructure and the market conditions being right. This information will not all be available until after the October meeting and hence the change in programme.

- 1.10 Once the Council has decided to proceed with procurement, a bidders' day is planned where interested developers will be given the opportunity to view the site and hear more about the project prior to the formal launch of the OJEU process.
- 1.11 The revised programme for approvals for the pre procurement stage is attached.

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