

Kingsbridge, K2 Master Plan

Report to: **Executive**
Date: **16 June 2016**
Title: **K2 Masterplan, Kingsbridge**
Portfolio Area: **Customer First**

Wards Affected: **Kingsbridge**

Relevant Scrutiny Committee:

Urgent Decision: **Y** Approval and clearance obtained: **Y**

Date next steps can be taken: **Appointment of Lead Consultant immediately following approval**

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Recommendations:

That the Executive recommend to Council to approve the expenditure of £76,000, from the Land and Development Earmarked Reserve, to enable the appointment of a Lead Consultant to develop a comprehensive masterplan for Kingsbridge Quay and environs (known as K2).

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1. Executive summary

- 1.1. The South Hams Local Development Framework, Kingsbridge Site Allocations Development Plan Document, (SHLDF) has identified a number of potential site for strategic redevelopment and regeneration (reference Figure 1). The site identified in this plan known as K2, (**Appendix A1**) is now majority owned by South Hams District Council (SHDC), following the successful acquisition of the Rope Walk Site in May 2016 (**Appendix A2**), "Bid to purchase land to assist with income generation" 7th April, Full Council, minute ref 68/15.

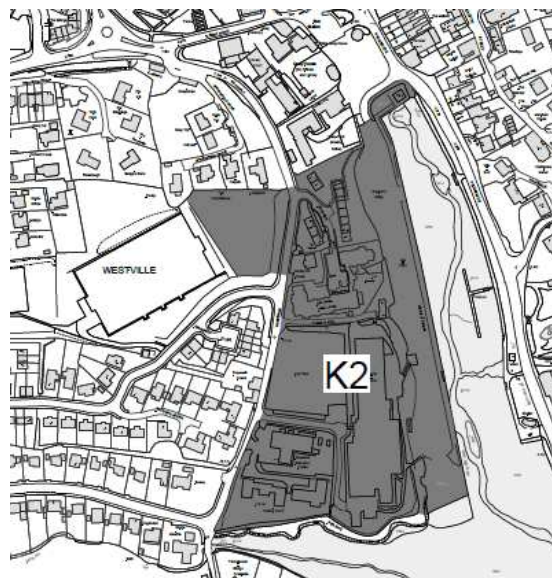


Figure 1: K2 site for strategic redevelopment and regeneration

- 1.2. The purpose of this report is to:
- **Summarise** SHDC's vision for the regeneration of the allocated K2 site to create a vibrant and mixed use quarter for the business, living, leisure and commercial sectors.
 - **Outline** the process that SHDC will need to follow in order for this vision to be realised.
 - **Update** members as to how the SHDC's assets team have commenced this process.
 - **Seek** approval from The Executive for the expenditure of £76,000 from the Land and Development Earmarked Reserve, so as to appoint a Lead Consultant to develop and drive forward a comprehensive masterplan for the Kingsbridge Quay (K2) site.
- 1.3. Executive support is sought for the commencement of this master plan phase, as it is the next coherent and diligent step for the council to take. It will facilitate the development opportunities at K2 to be fully realised, whilst ensuring the significant investment required is

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utilised to best advantage. The regeneration of K2 is central to driving forward growth in the town; which is why the Council has ambitious plans in line with its corporate objectives of affordable homes and economy.

- 1.4. The implications of not supporting the recommendation of the report, are that it will be extremely difficult for this large site allocation to be developed in a strategic way that extensively considers the existing constraints, stakeholders, commercial property position, residential mix and economic benefits.
- 1.5. The masterplanning phase requires input from Quantity Surveyors, Architects, Urban Designers, Town Planners and Construction Professionals. Much of this skill set is not available in house, nor is it envisaged to be, such that it is not recommended to attempt to move forward this project without external consultant support.

2. Background

- 2.1. The SHLDF has identified a number of potential site for strategic redevelopment and regeneration.
- 2.2. In line with this, SHDC wishes to promote and facilitate significant mixed-use development in this area, including Residential (both private sector and affordable housing), Commercial, Retail, Community Use and Leisure.
- 2.3. Development of this site will enable the Council to improve its revenue portfolio, whilst providing a mix of affordable and open market dwellings, together with employment space. Implementation of the masterplan will enhance the vitality and viability of the town for both the local population and as a visitor destination, building on an all ready strong and vibrant community.
- 2.4. To realise their vision for K2, SHDC will need to work through a number of key project stages. This report relates to Phase 1 and centres on the commissioning of a project masterplan. The purpose of the masterplan will be to:
 - Provide an assessment of the key site constraints.
 - Commence preliminary engagements with both key and wider stakeholders.
 - Prepare illustrative proposal plans and concept layouts.
 - Forecast on potential commercial property yields, and investment return substantiation
 - Estimate costs for moving forward through the planning and construction phases.
- 2.5. The masterplan will need to be developed and driven forward with a strong community and stakeholder input. This will include, but not be limited to, community meetings, key stakeholder engagement, visioning events, networking and exhibitions.

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3. Outcomes/outputs

- 3.1. So as to commission this work, a procurement exercise has been undertaken by the asset team to identify the market cost of appointing a lead consultant to produce the masterplan. This consultant will have access to the multi-disciplinary team that will be required to successful delivery the project.
- 3.2. A tender process has been undertaken in accordance with the South Hams and West Devon's joint Contract Procured Rules (2014) and ran between Friday 1st and Friday 29th April 2016.
- 3.3. The tender brief, against which the project has been procured and costed, is included within Appendix B for information.
- 3.4. Submissions were received from seven consultants by the required deadline and these have since been evaluated to identify the tenderer most likely to complete the work on time, within the agreed budget, and to the required quality. The evaluation has been undertaken based on a 50/50 cost / quality weighting.
- 3.5. The recommendation of this report is for the approval for the expenditure of up to **£76,000**, to be funded from the Land and Development Earmarked Reserve, to enable the appointment of a Lead Consultant, identified as part of the recently completed tender evaluation process. This threshold of £76,000 includes a 10% contingency on the tender price to cover any additional work that may be required and/or identified during this process.
- 3.6. The preferred bidder has based their submission on a 6 month programme from contract award for the delivery of the final master plan document. This will be supported by the requirement to issue a Baseline Scoping Document within twelve (12) weeks of starting date. The purpose of this baseline document will be to outline the information reviewed and set out how the masterplan is going to be moved forward.
- 3.7. The overall project success will be measured by the contents of the final master plan document with particular reference to the information collated with respect to Concept Design and Financial Strategy (refer to Stage 3 of the tender brief for further information).
- 3.8. Crucially, the masterplan will take into consideration the recently acquired Rope Walk site. It was purchased specifically to unlock the K2 allocation and facilitate a better balance of land use across the development.
- 3.9. Following a review of this information the commission will finish with the lead consultant assisting with the preparation of a separate business plan, for consideration by members, for the phased development of the K2 site.

4. Options available and consideration of risk

- 4.1. The masterplan document will enable the potential projects risks to be identified and evaluated before further money is committed.

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- 4.2. Without this masterplan it will be extremely difficult for the allocated site to be developed in a strategic way that extensively considers the existing constraints, stakeholders, commercial property position, residential mix and economic benefits.
- 4.3. Through this masterplanning process, the views of the community will be able to be incorporated into the outcomes, in a way that could not be achieved through adhoc development. It is strongly felt that the only way a development of this scale can be successful is through thorough stakeholder engagement, as per the requirements of this masterplan brief.

5. Proposed Way Forward

- 5.1. With a preferred bidder having been identified the next stage is to appoint and commence the key master plan stages as set out within the tender brief.
- 5.2. The commencement of this work aligns with the councils strategic priorities of affordable homes and economy, and moves forward the realisation of the K2 allocation within the South Hams Local Development Framework, Kingsbridge Site Allocations Development Plan Document.

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6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance		<p>That report requests approval for the expenditure of £76,000, from the Land and Development Earmarked Reserve, to enable the appointment of a Lead Consultant to develop a comprehensive masterplan for Kingsbridge Quay and environs (known as K2).</p> <p>Approval to spend funding from earmarked reserves requires the agreement of full council as this has not been previously budgeted for within the 2016/2017 budget setting process.</p>
Financial		<p>That report requests approval for the expenditure of £76,000, from the Land and Development Earmarked Reserve, to enable the appointment of a Lead Consultant to develop a comprehensive masterplan for Kingsbridge Quay and environs (known as K2).</p> <p>This threshold of £76,000 includes a 10% contingency on the tender price to cover any additional work that may be required and/or identified during this process.</p>
Risk	Y	<p>The recommendation, if accepted, commits the Council to a community engagement process that, by its nature, will evoke strong and varied reactions from a wide range of people. It is not possible for development to be everything to everyone, and as such, it is inevitable that some parts of the community will remain against any proposals.</p> <p>However, there is no commitment for the council contained within this report, beyond commissioning the masterplan itself. This will be the subject of significant further scrutiny by members as it evolves.</p>
Comprehensive Impact Assessment Implications		
Equality and Diversity	N	You need to set out what the Equality and Diversity implications are.
Safeguarding	N	You need to set out what the Safeguarding implications are.
Community Safety, Crime and Disorder	Y	The masterplan process is key to ensuring a holistic view of the entire development is taken, including

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		ensuring the public realm is improved and enhanced.
Health, Safety and Wellbeing		
Other implications		

Supporting Information

Appendices:

Appendix A1 – K2 Site Location Plan

Appendix A2 - Rope Walk Location Plan

Appendix B – K2 Masterplan Tender Brief

Background Papers:

“Bid to purchase land to assist with income generation”, 68/15, Special Council April 7th 2016

Process checklist	Completed
Portfolio Holder briefed	Yes
SLT Rep briefed	Yes
Relevant Exec Director sign off (draft)	Yes
Data protection issues considered	Yes
If exempt information, public (part 1) report also drafted. (Cabinet/Scrutiny)	Yes