

Tunbridge Wells Regeneration

Supporting Information: Invitation to Tender – May 2007

3. Tunbridge Wells Borough Council Land Holdings

3.1 The Council is the freeholder of various strategic parcels of land within Tunbridge Wells, Southborough, Cranbrook and Paddock Wood. This includes;

Royal Tunbridge Wells

- Freehold ownership of the **Town Hall** and adjacent **Calverley Terrace** which are currently used for office administrative purposes. The properties form part of the larger Civic Centre site which includes; the **Assembly Hall** (within the ownership of The Council), the **main central library** (within the ownership of Kent County Council and used in part by The Council for a Museum and Arts Gallery) and **Police Station** and **Magistrates Court** (within the ownership of the Police Authority).
- Freehold ownership of **Crescent Road Multi-Storey Car Park** and **30-36 Crescent Road** and **25-31 Monson Terrace** situated adjacent to the Civic Centre.
- Freehold ownership of **Royal Victoria Place Shopping Centre and adjoining land** including the **Victoria and Meadow Road Car Parks**, the **Camden Centre** and **Calvary Church**. A 200 year lease to the shopping centre owner (now Westfield) was granted in 1992.
- Freehold ownership of the **Corn Exchange** and adjacent property let on a long lease of 150 years commencing in 1987 at a peppercorn to the current leaseholder Targetfollow.
- Freehold ownership of **14 car parks in the town centre**; 8 of which are surface car parks, the remaining 6 multi storey.

Southborough

- Part ownership of a key town centre site with an allocation in the adopted Local Plan (2006) for retail, residential and community uses. The site, situated to the east of London Road comprises the Royal Victoria Hall, Town Council office and vacant land. The Council is exploring with Southborough Town Council and other parties bringing forward a mixed used development.

Cranbrook

- Freehold ownership of former Council offices which sit adjacent to other civic uses and two large sites currently in commercial use.

Paddock Wood

- More limited freehold ownerships including operational assets within the town centre. The total asset value of properties likely to be available is in the region of £90m, based upon the current Existing Use Value for accounting purposes (ie this does not reflect development value). The Council will offer its land holdings to the selected Development Partner as necessary to 'kick start' regeneration projects. The Council will consider utilizing its planning and regeneration powers to bring forward appropriate development opportunities. It is acknowledged that different approaches may be appropriate to the different centres.

4 Planning Context

Tunbridge Wells Local Plan was adopted in March 2006 and will be saved until at least March 2009. The plan identifies a number of sites for new retail development in Tunbridge Wells, Southborough, Paddock Wood and Cranbrook. Key development opportunities the Council would like to see progressed within Tunbridge Wells include those highlighted on the Local Plan extract shown here. The Council would seek to explore opportunities for its development partner to have a role in delivery of some or all of the development sites identified or others that come forward as part of the master plan.

More detailed information can be found at

http://www.tunbridgewells.gov.uk/upload/private/attachments/1/Local_Plan_March_2006Map1aRoyal_Tunbridge_Wells_Central_Area_update2510.pdf

And by using the new interactive maps at

<http://www.addresssafe.com/twbc.aspx>

The Council has produced a Local Development Scheme (LDS) for the borough, which sets out the Council's intended approach to producing a new Local Development Framework (LDF) to replace the Local Plan. The LDS was approved by the Government office for the South East in April 2007. The LDS has provision for a Town Centre Action Plan. The work that the Council carries out with its Development Partner will be part of the evidence base for the production of documents, that may revise Local Plan allocations and provide a new perspective for the town centre.

5 The Opportunity and your Responsibilities as our Development Partner

5.1 The Council's Development Partner will:

- Be provided with the opportunity to work with the Council to optimise its property portfolio and office accommodation.
- Have a right of first refusal on the Council's current and future property assets with development potential.

5.2 The role and responsibilities of the Development Partner would, as a minimum, entail the following. This will complement the Core Strategy part of the LDF for the borough;

- Working alongside Officers of the Council to build on Tunbridge Wells' strong brand to develop a vision for the town.
- Preparation of a master plan* for Tunbridge Wells to confirm the town as a regional destination and enrich the surrounding towns of Southborough, Cranbrook and Paddock Wood to turn them into towns for the 21st Century.
- Commissioning relevant studies in support of the master plan.
- Acquiring relevant land interests.
- Securing additional land required through negotiation or by using the Council's Compulsory Purchase powers to deliver appropriate development opportunities.
- Paying the legal and surveyor's costs for Tunbridge Wells Borough Council.

** The Council is able to use its powers as local planning authority to take forward master plans and adopt them as either statutory Area Action Plans or Supplementary Planning Documents as part of the borough's emerging Local Development Framework.*

6 Selection Procedure

Stage I submission must be received by Donaldsons by 4pm on Monday, 2nd July 2007:

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Donaldsons www.donaldsons.co.uk