





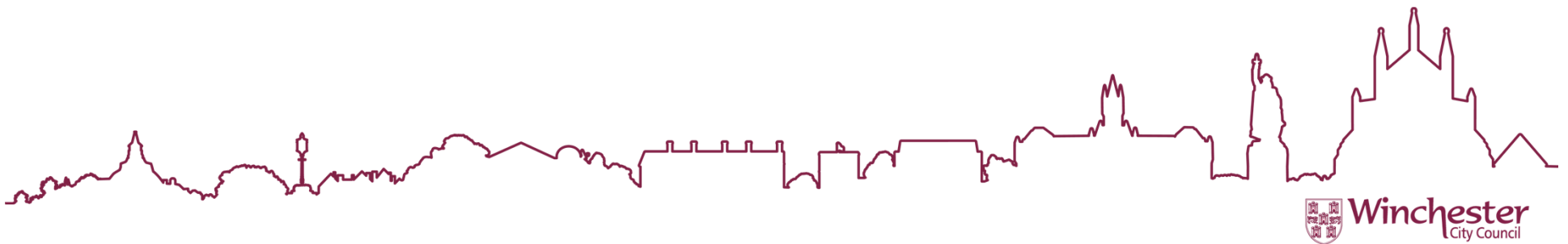


Bar End Depot Site - Disposal



Bar End Depot

-  Overview
-  Bar End Framework
-  Potential Uses and Marketing
-  Planning Note to Support Marketing
-  Indicative Programme
-  Next Steps and Residents Engagement



Bar End Depot










Overview

1.25 hectare site



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Bar End Framework Document

-  Previous consultation input to framework
-  Stride Treglown – WCC cabinet approved June 2018
-  Theme 4 – Areas for New Development
-  Separation distances
-  Landscape buffers
-  Development limited to low vehicle traffic movements
-  Improve connectivity
-  Scale and massing – Zones 1,2&3
-  Compatible uses

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Community aspirations include:

 routes through the site, convenience store

Potential uses include:

-  Residential
-  Key Worker/Student
-  Retirement living
-  Affordable housing
-  Healthcare
-  Convenience Store
-  Hotel

Marketing


 Issue of timing of marketing of the site for development by third party

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Planning Note to Support Marketing

Purpose is to encourage appropriate and compatible development uses.

Includes:

-  Planning Policy Context and Background
-  Potential Uses
-  Bar End Design Framework Document





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Indicative Disposal and Construction Programme

-  Formal Marketing of site – Month 1
-  Bid Deadline – Month 3
-  Preferred Bidder Selection – Month 4
-  Heads of Terms (HOTs) Negotiations Commence – Month 5
-  HOT's Agreed for disposal conditional on planning – Month 7
-  Lawyers Instructed – Month 8
-  Planning Application Submitted – Month 12
-  Planning Approval – Month 16
-  Legal Completion of Sale – Month 18
-  Building Specification and Tendering Starts – Month 19
-  Construction starts – Month 24

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Next Steps:

-  Local member & residents engagement in June / July 2020
-  Cabinet to Review Residents Engagement Feedback in September 2020
-  Site Disposal Options Evaluation - Autumn 2020
-  Site Marketing Dependent upon the Property Market

Questions

