

Item 8 - Stangrove Estate Regeneration Project

The attached report was considered by the People & Places Advisory Committee on 6 October 2021, and the Improvement & Innovation Advisory Committee on 7 October 2021. The relevant Minute extracts are below.

People & Places Advisory Committee (6 October, Minute 21)

The Strategic Head of Property and Commercial set out the report which sought Council's approval for a new capital project to proceed and for provision to be made within the Capital Programme for 13 new homes, a retail unit together with parking and landscape improvements within the Stangrove Estate in Edenbridge.

The Stangrove estate had several parcels of land which were poorly used, and by development of the sites, the Council would contribute to its housing targets, and also significantly improve the Estate's public realm by providing additional car parking spaces and landscaping improvements to the open spaces. A new community shop would also be provided in response to the local communities wishes. Design and feasibility work, alongside other due diligence studies had been undertaken and a planning application for the development was submitted in August 2021. Subject to planning consent being obtained and funding being finalised it was envisaged that the new scheme would be delivered by Summer 2023.

Members considered the report.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) It be recommended to Council that the capital funding of the scheme of £4,312,743 be agreed;
- b) It be recommended to Council that the scheme would only progress subject to the funding gap being eliminated and planning permission being obtained, be noted;
- c) It be recommended to Council that, subject to approval of the recommendation (a) the development scheme for 7 sites within Stangrove Park, Edenbridge to provide 7 off-street, communal car parks, a new community shop, improvements to landscaping and 13 residential units at an estimated total project cost of £4,312,743, as set out within the table above, be agreed; and
- d) Subject to approval of recommendation (a) by Council, the

Strategic Head of Property and Commercial, following consultation with the Head of Legal and Democratic Services and the Chief Officer Finance & Trading, be delegated authority to enter into necessary contracts for the funding of the scheme and the disposal of the residential and commercial units.

Improvement & Innovation Advisory Committee (7 October 2021, Minute 19)

The Strategic Head of Property and Commercial set out the report which sought Council's approval for a new capital project to proceed and for provision to be made within the Capital Programme for 13 new homes, a retail unit together with parking and landscaping improvements within the Stangrove Estate in Edenbridge.

The Stangrove estate had several parcels of land which were poorly used, and by developing these sites, the Council would contribute to its housing targets, but also significantly improve the Estate's public realm by providing additional car parking spaces and landscaping improvements to the open spaces. A new community shop would also be provided in response to the local communities wishes. Design and feasibility work, alongside other due diligence studies had been undertaken and a planning application for the development was submitted in August 2021. Subject to planning consent being obtained and funding being finalised it was envisaged that the new scheme would be delivered by Summer 2023.

Members considered the report. Following questions, it was clarified that funding for the scheme would come from external borrowing.

The local Member expressed concerns that the overall number of parking spaces was not a large enough increase and that properties on Greshams Way could potentially be overlooked. However, it was noted that the proposal was considered a significant improvement from the previous one.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) it be recommended to Council that the capital funding of £4,312,743 be agreed;
- b) it be recommended to Council that the scheme would only progress subject to the funding gap being eliminated and planning permission being obtained, be noted;
- c) it be recommended to Council that, subject to approval of the recommendation (a) the development scheme for 7 sites within

Stangrove Park, Edenbridge to provide 7 off-street, communal car parks, a new community shop, improvements to landscaping and 13 residential units at an estimated total project cost of £4,312,743, as set out within the table above, be agreed; and

- d) subject to approval of recommendation (a) by Council, the Strategic Head of Property and Commercial, following consultation with the Head of Legal and Democratic Services and the Chief Officer Finance & Trading, be delegated authority to enter into necessary contracts for the funding of the scheme and the disposal of the residential and commercial units.