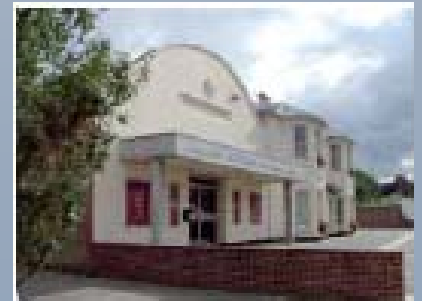


Tunbridge Wells Development Partner



Content

- A Development Partner
- Process to date & current position
- Details of proposed partnership
- Local Development Framework
- Next Steps

Why a Development Partner?

- Town Centres = Complex issues such as:
 - » Long term planning
 - » Major site assembly
 - » Transport and access
 - » Controlling major development
 - » Maintaining high quality
 - » Wide range of expertise needed
 - » **Translating the plans into reality**

Process to date

- January 2007 – Cabinet decision to tender
- May 2007 - OJEU process



Tunbridge Wells Regeneration Supporting Information

Invitation to Tender - May 2007

Process to date

- June 2007 - 21 submissions at Pre Qualification Questionnaire
- July 2007 - Shortlisted six organisations
- November 2007 – Evaluation Panel

Cabinet Decision

Cabinet on 20 December 2007

John Laing / Gladedale

John Laing / Gladedale

- Excellent & detailed submission
- Long term partnership
- Commitment to four town centres
- Commitment to delivering difficult sites
- Excellent references
- A good team Members considered we could work with

Understanding of the Brief

- Each centre is unique and needs individual solutions
- Provide a balance of residential and commercial developments
- Enhance the evening economy
- Improve public realm
- Improve transport and accessibility
- Rationalise the property portfolio

Partnership

- 10 – 20 year timescale
- Entering into Partnership
 - » Development Agreement
 - or
 - » Limited Liability Partnership

Limited Liability Partnership



BUT

- Council retains its planning powers

Relationship to LDF

- Develop a vision for the town
- Preparation of a master plan for Tunbridge Wells
- Enrich the surrounding towns of Southborough, Cranbrook and Paddock Wood
- Commissioning relevant studies in support of the master plan/s.
- Acquiring relevant land interests to deliver appropriate development opportunities

Town Centre Action Area Timetable

- Preparation and early stakeholder involvement
October 2007 – February 2009
- Consultation on preferred options (6 weeks)
January 2009 – February 2009
- Consideration of representations and prepare submission DPD
March 2009 – January 2010
- Submission of DPD to S of S and invite representations (6 weeks)
January 2010 – March 2010
- Pre-examination period
March 2010 – September 2010
- Examination & receipt of inspectors binding report
September 2010 – February 2011
- Adoption
February 2011 – April 2011

Next Steps

- By June - Draw up partnership and legal structures
- June onwards – Consultation & Masterplanning