

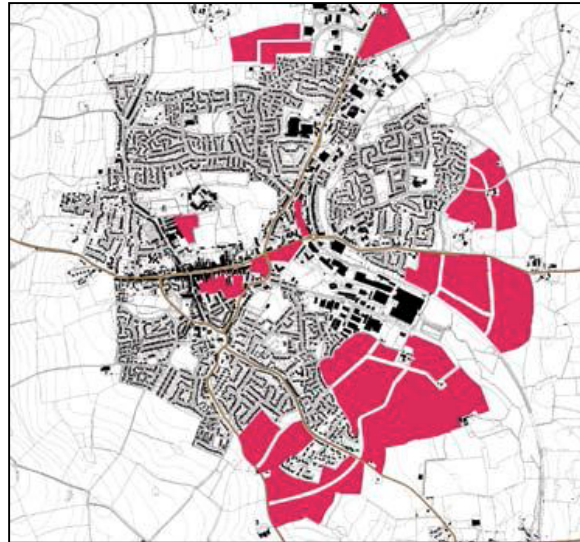
Chard Regeneration Framework

Viability Study and Developer Selection Advice

Client: South Somerset District Council

Status: Chard Regeneration scheme likely to be adopted as part of SSDC Local Plan

Project Value: Phase 1 circa. £54 million



Project Description:

- Town Centre Redevelopment Site - Site promotion and developer selection in relation to 3 acre Town Centre Redevelopment site centred around Grade II Listed Boden Mill for mixed use retail led scheme.
- Chard Eastern Development Area (CEDA) – A proposed allocation of up to 176 acres for residential led mixed use development.
- SSDC requirement to progress delivery of Town Centre Redevelopment Site and provide certainty as to viability of CEDA.
- Agreeing Heads of Terms and supporting legal process.
- Preparation of viability study in relation to CEDA which included Market Assessment, developer / landowner consultations, consideration of CPO matters, financial viability assessment including impact of CIL proposals, funding opportunities and detailed recommendations as to key steps to progress scheme.

Description Of Services Provided:

Town Centre Redevelopment Site

- Overview of marketing undertaken to date in respect of Town Centre Redevelopment Site and recommendations arising to progress delivery.
- Taking forwards marketing and developer selection process including preparation of detailed developer brief and supporting information pack.
- Working with Council officers providing support through decision making process.

Key Achievements:

Town Centre Redevelopment Site

- Developer selected, Heads of Terms agreed and legal process proceeding in relation to Town centre redevelopment scheme, anticipated to deliver 45,000 sq.ft. food retail, 14 residential units, 6,000 sq.ft. non-food retail and public realm works.

CEDA

- CEDA on course to become part of adopted Core Strategy.